



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
August 4, 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

ROLL CALL ORDER FOR MEETING

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

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of July 21, 2025; Community Development Advisory Commission of June 25, 2025; Historic Preservation Commission of June 17, 2025; Housing Commission of April 1, 2025; Zoning Board of Adjustment of June 26, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Toni Eckstein for property damage; Daniel Healy for vehicle damage; Harrison Runde for property damage; Schumacher Pool and Spa LLC for vehicle damage; Frank Washington for vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. Disposition of Claims

City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Toni Eckstein for property damage, Carol Oberfoell for vehicle damage, Harrison Runde for property damage; Frank Washington for vehicle damage.

Suggested Disposition: Receive and File; Concur

4. Approval of City Expenditures

City Manager recommending City Council approval for payment of City expenditures.

RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

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

5. Approval of 2024 City Council Official Proceedings

City Clerk recommending City Council approval of the 2024 City Council Official Proceedings.

Suggested Disposition: Receive and File; Approve

6. Fiscal Year 2026 Contracted Services Agreements

City Manager recommending City Council approval of the Fiscal Year 2026 Contracted Services Agreements with Community Solutions of Eastern Iowa, Four Mounds HEART, and Hawkeye Area Community Action Program, authorizing the Mayor to execute the contracts on behalf of the City.

Suggested Disposition: Receive and File; Approve

7. Fiscal Year 2026 Purchase of Services Grant Recommendations & Agreements

City Manager recommending City Council approve the Fiscal Year 2026 Purchase of Services Grant funding recommendations as proposed by the Community Development Advisory Commission (CDAC) for United Way Of Dubuque Area Tri-States, Catholic Charities Of The Archdiocese Of Dubuque, Fountain Of Youth, Presentation Lantern Center, Dubuque And Jackson County Habitat For Humanity, and St. Mark Youth Enrichment and authorize the Mayor to execute the agreements on behalf of the City.

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To United Way Of Dubuque Area Tri-States

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Catholic Charities Of The Archdiocese Of Dubuque

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant

Agreement To Fountain Of Youth

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant
Agreement To Presentation Lantern Center

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant
Agreement To Dubuque And Jackson County Habitat For Humanity

RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant
Agreement To St. Mark Youth Enrichment

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

8. Request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) for the 2024 Healthy Homes Production Grant

City Manager recommending City Council approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) to fill the required role in the 2024 Healthy Homes Production (HHP) grant.

Suggested Disposition: Receive and File; Approve

9. Dubuque Police Auxiliary Contract

City Manager recommending City Council approve a one-year contract with the Dubuque Police Auxiliary.

Suggested Disposition: Receive and File; Approve

10. Grant of Public Utility Easement from McGuire Property Acceptance

City Manager recommending acceptance of a Grant of Easement for Public Utilities over Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015, Property at 1195 Arrowhead Drive, in Dubuque, Iowa

RESOLUTION Accepting a Grant of Easement for Public Utilities Through, Over and Across Part of Lot 2-2-1-2-2-1 Of Faldorf's Place, in the City of Dubuque, Iowa

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

11. Broadway Sanitary Sewer Improvements Project Acceptance

City Manager recommending City Council accept the improvements and authorize the payment of the final contract to Tschiggfrie Excavating for the Broadway Sanitary Improvements Project

RESOLUTION Accepting the Broadway Sanitary Improvements Project and Authorizing Final Payment to the Contractor

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

12. 2025 Maintenance Dredging Project - Award Public Improvement Contract

City Manager recommending City Council award the Public Improvement Construction Contract for the 2025 Maintenance Dredging Project to Newt Marine Service in the base bid amount of \$211,455.50 and concurrence in selecting both Alternate No. 1 and Alternate No. 2 in the amount of \$26,930.00 for a total contract award of \$238,385.50, through adoption of the attached resolution, subject to the concurrence of the Iowa Department of Natural Resources (DNR) and United

States Fish and Wildlife Service (USFWS).

RESOLUTION Awarding Public Improvement Construction Contract for the 2025 Maintenance Dredging Project

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

13. Signed Contract(s)

Graymont Western Lime for the Eagle Point Water Plant High Calcium Quicklime.

Suggested Disposition: Receive and File

14. Contracted Services Agreement – Crescent Community Health Center

City Manager recommending City Council approve the Contracted Services Agreement with Crescent Community Health Center for Fiscal Year 2026 and authorize the Mayor to execute the contract on behalf of the City.

Suggested Disposition: Receive and File; Approve

15. FY26 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan

City Manager recommending City Council approval of the City of Dubuque's FY 2026 update to the Dubuque County 5-Year Resource Enhancement and Protection Program (REAP) Plan.

Suggested Disposition: Receive and File; Approve

ITEMS SET FOR PUBLIC HEARING

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

1. Water System Improvements 2024 North English Road Water Main Extension Project - Adjusted Public Hearing Date

City Manager recommending City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost for the Water System Improvements – 2024 North English Road Water Main Extension project and reschedule the public hearing from July 21, 2025, to August 18, 2025, and hold the public hearing on the newly scheduled date.

RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the North English Road Water Main Extension Project, and the taking of bids therefor

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 18, 2025

2. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3

City Manager recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.3 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.3 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.3 For Said District

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

3. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4

City Manager recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.4 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.4 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.4 For Said District

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

BOARDS/COMMISSIONS

1. Boards and Commission Application Review

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

Building Code Advisory and Appeal Board

One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Representative term of Cooley)

Applicant:

Nathan Wardle, 2725 Pleasant View Dr.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting.

Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25)

Applicants:

Julie Bockenstedt, 2475 Cherry St.

Otto Krueger, 2521 Wheatland Dr.
Barbara Liskey, 2763 Lamotte Dr.
Randall Ludwitz, 867 Barbaralee
Brian Neises, 1841 Phyllrich Dr.
Darcy VanOstrand, 1222 Lincoln Ave

Housing Commission

Two, 3-Year Terms through August 17, 2028 (Expiring terms of Baumhover and Merfeld)

Applicants:

Rick Baumhover, 601 Garfield Ave.

Rick Merfeld, 2718 Andrew Ct.

2. Boards and Commission Appointments

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

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

Katie Bailey, 1085 West 5th St.

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. Auburn-Custer Utility and Roadway Reconstruction Project

Proof of Publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Auburn-Custer Utility and Roadway Reconstruction Project - Approval of Plans, Specifications, Form of Contract, and Estimated Cost

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

2. North Schmitt Island Collection System Project – Contract #1 Contracting Services Public Hearing

Proof of Publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1, and City Manager recommending approval.

RESOLUTION North Schmitt Island Collection System Project – Contract #1: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

3. Approving the Lease Agreement Between The City of Dubuque and The

LAMAR Companies

Proof of Publication on notice of public hearing to consider the Lease Agreement by and between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street and City Manager recommending approval.

RESOLUTION Approving The Lease Agreement by and Between the City of Dubuque and the LAMAR Companies for Real Property Located on White Street
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. Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage - Recommendation of Award to Keeley Restoration Services, LLC.

City Manager recommending City Council authorize awarding the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, to Keeley Restoration Services, LLC. of St. Louis, Missouri in the amount of \$3,405,758.00 plus alternatives in the amount of \$605,172.50.

RESOLUTION Awarding Public Improvement Construction Contract For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage
Suggested Disposition: Receive and File; Adopt Resolution(s)

2. FY2026 Police Supervisor Wage Compression

City Manager recommending a pay increase for non-bargaining Police Command Staff to avoid wage compression between bargaining unit positions and non-bargaining Command Staff.

Suggested Disposition: Receive and File; Approve

3. 2027 and 2028 Engine Contracts

City Manager recommending City Council approval for the pre-payment purchase for the two fire department engines in FY2026 for an estimated delivery of August-December 2027 (FY 2028).

Suggested Disposition: Receive and File; Approve

4. Central Avenue and White Street Corridor Design Phase 1; Consulting

Engineering Services RFQ Authorization

City Manager recommending City Council authorization to release a request for qualifications (RFQ) to hire a consultant to assist with the design of Central Avenue and White Street Corridor Design Phase 1.

Suggested Disposition: Receive and File; Approve

5. Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork) Consulting Engineering Services RFQ Award

City Manager recommending City Council authorization to negotiate and execute a contract with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

Suggested Disposition: Receive and File; Approve

6. Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork) Consulting Engineering Services RFQ Award

City Manager recommending City Council authorization to negotiate and execute a contract with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork). The specific scope of services will be negotiated.

Suggested Disposition: Receive and File; Approve

7. Track Line Sanitary Sewer Reconstruction Project Consulting Engineering Services RFQ Authorization

City Manager recommending City Council approval to release an RFQ to hire a consultant to assist with the development of the Track Line Sanitary Sewer Reconstruction Project.

Suggested Disposition: Receive and File; Approve

8. Request Additional FTE for Field Engineering Technician I or II (Engineering Water Resources Team)

City Manager recommending the authorization of an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department using budgeted CIP funds from several significant, multi-year projects: Old Mill Road Lift Station Projects: Phase I – Lift Station Site; Phase II – Fore Main; and Catfish Creek Sanitary Sewer Interceptor Projects: South Fork – Phase 4; and Middle Fork – Phase 3.

Suggested Disposition: Receive and File; Approve

9. Approval of Five Flags Civic Center Management Agreement Amendment #1

City Manager recommending City Council approval of the Five Flags Civic Center Management Agreement Amendment #1.

Suggested Disposition: Receive and File; Approve

10. Work Session Request: Unified Development Code Update: Technical Review

Report

City Manager requesting the City Council schedule a work session on Wednesday, August 27, 2025 at 6:30 p.m. for a presentation of the Unified Development Code Technical Review Report.

Suggested Disposition: Receive and File; Council

11. Work Session Request: Report on Development and Outcomes of Serve Dubuque Program

City Manager requesting the City Council schedule a work session on Monday, September 15, 2025, at 5:15 p.m. to provide information about the development and outcomes of the Serve Dubuque Program.

Suggested Disposition: Receive and File; Council

12. Work Session Request: Imagine Dubuque Update

City Manager requesting the City Council schedule a work session on Monday, September 15, 2025, at 5:45 p.m. to present an update on the Imagine Dubuque 2037: A Call to Action Comprehensive Plan.

Suggested Disposition: Receive and File; Council

13. City of Dubuque Data Center and Information Technology Department Ribbon-Cutting Video

A highlight video of the ribbon-cutting to celebrate the completion the City of Dubuque Data Center and IT Department offices at the Bright Minds campus at 7850 Chavenelle Dr. will be shown. It can also be viewed on the City's YouTube channel at <https://youtu.be/7lXcNkg5gwI>

Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at cityclerk@cityofdubuque.org or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at cityclerk@cityofdubuque.org or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, 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**

CONSENT ITEMS # 1.

ITEM TITLE:	Minutes and Reports Submitted
SUMMARY:	City Council Proceedings of July 21, 2025; Community Development Advisory Commission of June 25, 2025; Historic Preservation Commission of June 17, 2025; Housing Commission of April 1, 2025; Zoning Board of Adjustment of June 26, 2025.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 7 21 25 City Council Minutes
2. Community Development Advisory Commission Minutes
3. Historic Preservation Commission Minutes
4. Zoning Board of Adjustment Minutes
5. Housing Commission Minutes

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

The Dubuque City Council met in special session at 5:00 p.m. on July 21, 2025, at the Old Mill Lift Station, 1580 Old Mill Rd.

Present: Mayor Cavanagh; Council Members Farber, Jones, Roussell (arrived at 5:01 p.m.), Sprank, Wethal; City Manager Van Milligen, Assistant City Attorney Lehman.

Absent: Council Member Resnick was absent from the first work session.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting work sessions on the Old Mill Lift Station Construction Project and Dubuque Nature Everywhere.

WORK SESSIONS

1. Old Mill Lift Station Construction Project Update: City Engineer Gus Psihoyos, Water Project Supervisor Todd Irwin, Civil Engineer Max O'Brien, and Water and Resource Recovery Center Director Deron Muehring provided a brief presentation and viewing of the Old Mill Lift Station Construction Project and responded to questions.

A recess occurred at 5:12 p.m. for the City Council to travel to the Historic Federal Building for the next work session. The City Council reconvened at 6:00 p.m. for the work session, with Resnick attending virtually.

2. Dubuque Nature Everywhere: Dubuque Nature Everywhere members Deanne Althoff and Danielle Willis provided an update on their progress in establishing a community-wide Nature Everywhere vision and developing an implementation plan that focuses on strategies for connecting young children (ages 0-6) with nature. In response to questions, Dubuque Nature Everywhere member Colleen McKenna explained that the group is seeking the City Council's support in adopting and promoting Dubuque's Children's Outdoor Bill of Rights (COBOR). McKenna noted that other cities have implemented similar initiatives and emphasized that Dubuque's COBOR should highlight elements unique to the community. McKenna also described the concept of stormwater play bowls and shared that the group is collaborating with City Geographic Information Systems (GIS) staff to map where children in Dubuque live in relation to natural areas. City Council Members expressed interest in formally adopting the COBOR and discussed ways they could support and promote the initiative.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 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 July 21, 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, Assistant City Attorney Lehman.

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

PRESENTATIONS

1. Service Member Patriot Award: Assistant City Manager Cori Burbach recognized Acting Project and Facilities Manager Marie Ware for receiving the Service Member Patriot Award.

PROCLAMATIONS

1. Community of Colleges Week (July 28 through August 1, 2025) was accepted by Greater Dubuque Development Corporation's (GDDC) Director of Workforce Programming Nic Hockenberry on behalf of GDDC and area colleges and universities.

CONSENT ITEMS

Motion by Jones 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 July 7 and 14, 2025; Equity and Human Rights Commission of May 13, 2025; Equity and Human Rights Commissions Goals Subcommittee of May 27, 2025; Library Board of Trustees Update of June 23, 2025; Park and Recreation Commission of June 10, 2025; Proof of Publication for City Council Proceedings of June 16, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Carol Oberfoell 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: Cathleen Avenarius for vehicle damage; Craig DeMoss for property damage; Samantha Giglio for vehicle damage; Edward Marinko for property 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. 243-25 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. CLG Grant Report for 20th Century Neighborhood Surveys: City Manager transmitted the Certified Local Government (CLG) grant reports and project products for the 20th century neighborhood surveys for the Deereville neighborhood and Voelker Highlands neighborhood and recommended City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant. Upon motion the documents were received, filed, and approved.

6. Dubuque City Assessor Letter on 2025 Assessment Appeals: Correspondence from Dubuque City Assessor Troy Patzner regarding appeals of the Dubuque City Board of Review decisions on 2025 assessments. Upon motion the documents were received and filed.

7. Signed Contract(s): Independent Contractor Agreement with Fowler Public Sector Consulting LLC; Vendor Service Agreement with Wenzel Towing. Upon motion the documents were received and filed.

8. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 244-25 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.

9. Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 245-25 Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3 was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolution for Item Set for Public Hearing No. 1, and set the public hearing for August 4, 2025. Seconded by Jones. Farber announced she will abstain from voting on the set for public hearing and future public hearing due to owning property on Auburn St. Motion carried 6-0 with abstention from Farber.

1. Auburn-Custer Utility and Roadway Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 246-25 Auburn-Custer Utility And Roadway 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 August 4, 2025 in the Historic Federal Building.

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated for Items Set for Public Hearing No. 2-4. Seconded by Wethal. Motion carried 7-0.

2. Setting A Public Hearing On The Proposed Lease Agreement Between The City Of Dubuque And The LAMAR Companies: Upon motion the documents were received and filed and Resolution No. 247-25 Setting A Public Hearing To Consider The Lease Agreement By And Between The City Of Dubuque And The Lamar Companies For Real Property Located On White Street was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on August 4, 2025 in the Historic Federal Building.

3. North Schmitt Island Collection System Contract #1 Contracting Services: Upon motion the documents were received and filed and Resolution No. 248-25 North Schmitt Island Collection System Project – Contract #1: 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 August 4, 2025 in the Historic Federal Building.

4. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund: Upon motion the documents were received and filed and Resolution No. 249-25 Resolution 1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Greater Dubuque Impact Investment Fund Satisfies The Offering Requirements With Respect To The Real Property And Improvements And Declaring The Intent Of The City Council To Approve The Sale To Greater Dubuque Impact Investment Fund In The Event That No Competing Proposals Are Submitted; And (3) Soliciting Competing Proposals was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 2, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Transit Advisory Board: One, 3-Year term through July 30, 2027 (Vacant term of Esser). Applicant: Katie Bailey, 1085 West 5th St. Bailey spoke virtually in support of her application.

Appointments were made to the following boards/commissions.

2. Transit Advisory Board: One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann). Applicant: Alex Kruse, 3578 Keymont Dr. Motion by Sprank to appoint Kruse to the term. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone 2167 Jackson Street: 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 Sprank. Applicant Michelle Mihalakis, 2541 Broadway St., spoke in support of the rezoning, highlighting her intention to open a detoxification facility at the site. She stated that she plans to rehabilitate the existing structure and does not intend to expand the property. In response to a question, Planning Services Director Wally Wernimont stated that 24-hour facilities were allowed in C-4 zoning districts. City Council members expressed support for the rezoning. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 31-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2167 Jackson Street From R-2A Alternate Two-Family Residential District To C-4 Downtown Commercial District. Seconded by Sprank. Motion carried 7-0.

2. Request to Rezone Property at Bluff Street: 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 Wethal. Responding to a question, Wernimont noted that off-street parking requirements for historic districts

had previously been eliminated and stated that the property offers sufficient parking both onsite and along the street. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 32-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property From R-2 Two-Family Residential To OR Office Residential Zoning District. Seconded by Wethal. Motion carried 7-0.

3. Request to Rezone 4178 Peru 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 Sprank. Dan Miller, 1013 Patricia Ann Dr., summarized the need for the rezoning, stating that his brother wants to purchase the house on the property but sell the farmland separately. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 33-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 4178 Peru Road From AG Agriculture District To R-1 Single-Family Residential District. Seconded by Sprank. Motion carried 7-0.

4. Unified Development Code (UDC) Amendment for Wall and Free Standing Signs: 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 Wethal. Wernimont stated that the amendment had not been presented to the Historic Preservation Commission. He noted that feedback received during the Planning Department's UDC amendment process indicated that the City's current sign regulations are overly restrictive. He also provided an overview of the proposed changes and responded to questions regarding specific examples. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 34-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Section 16-15-11.10 C-5 Central Business Zoning District Sign Regulations. Seconded by Wethal. Motion carried 7-0.

5. 2025 Maintenance Dredging Project Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 250-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Maintenance Dredging Project. Seconded by Wethal. Motion carried 7-0.

ACTION ITEMS

1. Quarterly Update Video on New Housing Development Projects: Motion by Roussell to receive and file the documents and view the video. Seconded by Wethal. A brief video highlighting progress on new housing projects under construction in the community was shown. The video can also be seen on the City's YouTube channel at <https://youtu.be/SO-EjMM92R4>. Additionally, the updated publication on new housing units approved, under review, under construction, or completed was provided. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on attending a Travel Dubuque Board meeting, ribbon cuttings at the National Mississippi River Museum and Aquarium and the City's new data center, meeting the dean of the University of Dubuque's (UD) new medical school – Dr. Jeanne Rupert, Dubuque Senior High School's Class of 1970 reunion, the special City Council meeting on July 14, attending a Dubuque Metropolitan Area Solid Waste Agency (DMASWA) meeting, and GDDC's annual meeting.

Farber also reported on meeting Dr. Rupert and the City's new data center ribbon cutting, along with attending UD's golf outing, the Mississippi Valley Youth Tennis Tournament, and National League of Cities' (NLC) summer conference.

Resnick reported on the upcoming Art on the River opening reception.

Cavanagh reported on attending the data center ribbon cutting, welcoming DARE officers from across the state who convened in Dubuque, and attending a recent event hosted by Dubuque Marshallese Youths for Climate Change.

Van Milligen shared that this weekend is the Mircale League of Dubuque's Battle of the All-Stars event, which Dubuque Police, Fire and the City Council will participate in.

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 Wethal. 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 Assistant City Attorney Lehman. Motion carried 7-0.

The City Council reconvened in open session at 7:56 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:56 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

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

DATE: Wednesday, June 25, 2025
TIME: 5:30 p.m.
PLACE: Housing and Community Development Department.
350 West 6th Street, Conference Room 250; Dubuque, IA 52001

Chairperson Michelle Hinke called the meeting to order at 5:37 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Talma Brown, Dale Campbell, Michelle Hinke and Gabriel Mozena

Commissioners Absent: Dean Boles (excused absence), Renee Kehoe (excused absence), and Julie Woodyard (excused absence)

Staff Present: Mary Bridget Corken-Deutsch and Stacey Weeber

Public Present: None

Certification of Minutes – May 21, 2025

Commissioner Brown motioned to approve the Minutes for the May 21, 2025, Community Development Advisory Commission Meeting. Commissioner Hinke seconded. Motion carried 4-0.

Correspondence/Public Input

There was no public input.

New Business

a. Purchase of Services Grant Applicants Recommended for Funding

Corken-Deutsch provided a memo on the Purchase of Services Grant applicants recommended for funding. The commissioners were unanimous and agreed on the amounts per applicant for funding outlined below. The total is \$99,998.00 for 6 grant applications.

- **United Way of Dubuque Area Tri-States - \$8,750.00**
 - IGNITE: A United Way Leadership Initiative
- **Catholic Charities of the Archdiocese of Dubuque - \$25,000.00**
 - Housing Counseling Services
- **Fountain Of Youth Program - \$20,000.00**
 - ICARE Program
- **Presentation Lantern Center - \$15,416.00**
 - Workforce Retention & Support for Refugees & Immigrants
- **Dubuque and Jackson County Habitat for Humanity - \$15,416.00**
 - Homeownership Program
- **St. Mark Youth Enrichment - \$15,416.00**
 - St. Mark After School

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

Motion by Commissioner Brown to approve recommendations for funding for Purchases of Services applications grantees and funding amounts, totaling \$99,998.00. Seconded by Commissioner Hinke. Motion carried 4-0.

Reports

b. Housing Commission

No reports were available.

c. Resilient Community Advisory Commission

The meeting minutes were included in the packet for reference.

d. Equity and Human Rights Commission

The meeting minutes were included in the packet for reference.

Information Sharing

None

Adjournment

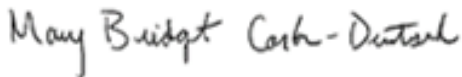
There being no further business to come before the Commission, Commissioner Campbell moved to adjourn the meeting. Commissioner Brown seconded. Motion passed by voice vote. Meeting adjourned at 5:57 p.m.

Minutes taken by:



Stacey Weeber
Housing Financial Specialist

Respectfully Submitted:



Mary Bridget Corken-Deutsch
Community Development Specialist

**MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION**

5:30 p.m.

Tuesday, June 17, 2025

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Janice Esser; Commissioners, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Adam Schwendinger, and Chad Witthoeft

Commissioners Excused: Christina Monk

Commissioners Unexcused: None

Staff Members Present: Travis Schrobilgen and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson Janice Esser at 5:30 p.m.

MINUTES: Motion by Gau, seconded by Stuter, to approve the minutes of the May 15, 2025 meeting as submitted. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Rick Stuter, Chad Witthoeft, Adam Schwendinger; Nay – none; Abstain – Heidi Pettitt.

ACTION ITEMS:

DESIGN REVIEW:

Applicant: Justin Rainey, Southend Tap

Owner: BRP Properties, LLC

Address: 55 Locust Street

Project: Installation of wall sign on façade of building

District: Cathedral Historic District

Staff Member Duba presented the staff report noting the characteristics and the history of the building, its status as a contributing member of the district, and its current presence in the neighborhood. He described the proposed changeable copy sign and reviewed it relative to the Architectural Guidelines for signs: character, materials, color, installation, lighting, content, and wall signs. He asserted that the proposed sign appeared to meet the guidelines.

Justin Rainey, 2415 Queen Street, owner of the Southend Tap, spoke in favor of the application. He stated that he's put a lot of my time and energy into the building and

business. He said with the highway right in front of the building, the sign would go a long way to attract customers.

Commissioner Stuter asked what material the letters were and if they were magnetic, and Rainey replied that they are plastic letters that slide in and out, with the goal of advertising to the thousands of people that drive past on the highway each day.

Chairperson Esser noted that the guidelines were met and asked about the materials section. Duba explained that section refers to “materials that reflect the Dubuque context,” and he noted that he wasn’t sure what that meant as it relates to the review.

Commissioner Gau said that he understands the need for this sign, he would expect to see it at a bar (which this is), and said the sign doesn’t stick out or change the building. Esser concurred that the sign does not permanently alter the building.

DESIGN REVIEW: Motion by Doyle, seconded by Schwendinger, to approve the application as submitted. Motion carried by the following vote: Aye –Bill Doyle, Tim Gau, Heidi Pettitt, Adam Schwendinger, Rick Stuter, Chad Witthoeft, and Janice Esser; Nay – none.

Chairperson Esser recused herself from the next item, and Vice Chairperson Gau chaired the item.

DESIGN REVIEW:

Applicant: Freddy Kammiller
Owner: Franklin Investments, LLC
Address: 39 Bluff Street
Project: Construction of new apartment buildings
District: Cathedral Historic District

Staff Member Schrobilgen presented the staff report noting that while the applicants are looking to build two apartment buildings, just one was in the historic district and therefore the Commission would review only the north building, the parking lot alterations, and the dumpster enclosures. He described the history of the site, that it is within the Cathedral Historic District, the surrounding area, and noted there are supporting and contributing buildings in the area and that should be considered with this review. He displayed the architectural designs and site plan. He noted that the architectural guidelines refer to infill development being mostly near the right of way and said this building and parking lot will be at the rear of the property but can still be seen from the public right of way. He discussed the orientation of the building and parking lot and listed the materials and treatments to be used in construction. He said this is a new building, and it would not modify the school or other structures already on the property. He went through the Architectural Guidelines noting the relevant headings for all the aspects of the project. He noted buffers, landscaping, architectural character, materials, roof form, massing, context within the district, and others as noted in the staff report. He

concluded that the Commission are welcome to detail each of the guidelines as part of their discussion.

Micah Spivey, 2417 Pinehurst Court, and Fred Kammiller, 17436 Kammiller Lane, spoke on behalf of the application. They referred to the submitted photos and application for materials and finishes. They stated they seek to blend the new building with the existing school and make it look similar to the garage.

Commissioner Witthoeft asked questions regarding the dimensions of the windows, siding materials, and what they would call the architectural style. Spivey replied they are using wood siding with horizontal orientation on the first floor and vertical orientation on the second floor. He noted they are working with architect Adam Johnson. Kammiller stated they were open to suggestions with regard to any materials or detailing but needed it to remain cost effective. Witthoeft referred to apartments on Arlington Street that look like townhouses with a vertical scheme to break up the monotony of the wall. He said the current design reminded him of a motel. Witthoeft noted that the character of the neighborhood should be incorporated a little more. He later noted that a new structure in a historic district should have historic value, a certain aesthetic, that windows should be longer/taller than they are wide, and there should be more overhang if it's intended to be Prairie style architecture.

Commissioner Doyle expressed that the architecture appears to be a craftsman-esque style noting the clipped gable, the window patterns and simple details. He said he appreciates how the massing is broken up horizontally, but he expected entrances on the north side. He said the building is not adjacent to the street and he would like to see brick in the Cathedral District, but they shouldn't demand a completely historic design. Doyle said that it's new traditional architecture when you look back at older styles. Commissioner Pettitt asked if there were other wood apartments in Dubuque of a similar era they should look at. Staff used google maps to show other multifamily buildings in the district. Commissioners noted the windows of area buildings and horizontal massing being visually broken up.

Kammiller looking for clarification, displayed a photo of vertical separation on townhouses on a Fenelon Place property. The commission agreed that breaking up the motel look would be appropriate but noted that it could be done with different paint colors. Staff noted that because paint color is somewhat difficult to enforce, materials could be used as well, noting all horizontal or all vertical in the returns would provide a similar visual effect. Gary Carner said that because the windows are currently coupled together, they could separate them to get a similar effect. Doyle said he can see deliberate decisions by the architect, and he thinks they should keep windows paired, though they could be taller. He asked which elevation is visible from Bluff. Carner answered the east elevation. Pettitt noted that the north windows look into backyards, and Gau replied that the setback its not in their purview.

Doyle said he's glad to see work on an infill project in a popular neighborhood. He said if the commission rejects it, they need to be explicit about what they want to see. He expressed that design by committee could look weird. He asked what is the commission opposed to, and he stated he doesn't want to discourage new construction because Dubuque needs housing.

Commissioner Stuter asked when they planned to start building, and Kammiller said as soon as possible. Pettitt pointed out that the stone water table on the garage is nice, and Carner replied that they're expensive. Doyle asked how much a full brick façade would cost, and Carner estimated half a million dollars for each building.

Commissioner Schwendinger said he sees their need to be economical, so brick isn't feasible. He said this project is a good use of space, and it's not a terrible design, just needs a little reworking. He said it looked like other motels in the area and that he's hung up on matching the historic district but noted that Dodge Street used to have motels and similar development.

Doyle said that it's not easy to see this building from the right-of-way, and he would be pickier if it were right on the street. Carner replied only the east side would be visible, and they are retaining trees in the area, and the building is almost 200' from the street. Schwendinger suggested a stone water table could be added. Doyle noted that more infill projects are likely to come to the commission, so they need to be prepared.

Schrobilgen noted that changes to the site are also under the commission's purview, including dumpster enclosures, and parking lot buffers. Doyle said the dumpsters seemed close to the entrance of the south building but said he didn't have any issues with the enclosures. Pettitt agreed that the location might be problematic for tenants.

Gau asked if any conditions need to be made or if they were ready to make a motion. Schrobilgen stated that conditions of approval should be specific enough for the applicants to follow and enforceable from a staff perspective but said they are welcome to make any reasonable conditions they deem necessary. Commissioners again suggested breaking up the building visually, increasing the height of the windows and using contrasting colors of paint. They noted that the submitted elevations should have used better colors to make review simpler because the tan and green made it difficult to visualize. Gau concluded that it's far enough off the road that most of it won't be visible.

DESIGN REVIEW: Motion by Schwendinger, seconded by Gau, to approve the application with the condition that any minor changes to the plan be reviewed and approved by staff provided they are in line with the Architectural Guidelines. Motion carried by the following vote: Aye –Bill Doyle, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger, and Tim Gau; Nay – none.

Chairperson Esser returned to the meeting.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: Commissioner Schwendinger stated the Preserve Iowa Summit went well.

ITEMS FROM STAFF: None.

ADJOURNMENT: Motion by Doyle, seconded by Pettitt, to adjourn the June 17, 2025 Historic Preservation Commission meeting. Motion carried by the following vote: Aye – Janice Esser, Bill Doyle, Tim Gau, Heidi Pettitt, Rick Stuter, Chad Witthoeft, Adam Schwendinger; Nay – none.

The meeting adjourned at 6:32 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

July 17, 2025

Adopted

**MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION**

5:00 p.m.

Thursday, June 26, 2025

City Council Chambers, Historic Federal Building

Board Members Present: Vice Chairperson Keith Ahlvin, Board Members Gwen Kosel, Matt Mauss, Jonathan McCoy (attending virtually), and Rena Stierman.

Board Members Excused: None.

Board Members Unexcused: None.

Staff Members Present: Shena Moon, Matt O'Brien, and Jason Duba

CALL TO ORDER: The meeting was called to order by Vice Chairperson Ahlvin at 5:00 p.m.

MINUTES: Motion by Mauss, seconded by Kosel, to approve the minutes of the May 22, 2025 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Kosel, Mauss, McCoy, Stierman, and Ahlvin; Nay – None.

DOCKET – 18-25: Application of Justin Rainey, 55 Locust Street, to allow three signs where two signs are permitted in a C-3 General Commercial zoning district in a locally designated historic district.

Justin Rainey, 2415 Queen Street, owner of the Southend Tap, spoke in favor of the request. He explained that he's looking to have another sign to advertise how to get to the bar and specials they may offer.

There was no public input.

Staff Member Duba detailed the staff report noting the request is to add a third sign where only two are allowed due to being in a historic district. He explained the sign's location in the transom, that it will have three rows of changeable letters, and that it will not be illuminated. He described the characteristics of the building and the neighborhood. He pointed out that this neighborhood was disconnected from the street network when the Locust Street Connector was put through. Consequently, Rainey had indicated that it is difficult for customers to find the bar, and he said that the sign would be used to provide directions to the bar. He noted that the City's wayfinding signage points to businesses that have closed in this area, an acknowledgement of the challenge of finding them. He noted that the Historic Preservation Commission approved the design of the sign based on architectural guidelines.

Board Member Kosel was okay with the request since the sign would be used for directional purposes.

Board Member Stierman stated the hardship of this location led her to support the sign.

Board Member Mauss said he was curious about the lighting, but since it won't be lit, he's okay with it.

Board Member McCoy asked if one of the existing signs was going to be removed, and Duba replied no, those signs would remain and this sign would be an addition. McCoy referred to the City wayfinding sign and said he thought this sign did not seem to meet the variance criteria

Vice Chairperson Ahlvin acknowledged that this location is disconnected from the street grid.

Motion by Kosel, seconded by Mauss, to approve the request as submitted. Motion carried by the following vote: Aye – Kosel, Mauss, Stierman, and Ahlvin; Nay – McCoy, citing criteria 3: This disadvantage does not exist because of conditions created by the owner or previous owners of the property.

DOCKET – 19-25: Application of Tom Ford, 590 Bradley Street, to construct an addition to a single-family residence 12' from the front property line (along Rider Street) and 0' from the side property line where a minimum of 20' and 6', respectively, are required in an R-1 Single-Family Residential zoning district

Tom Ford, 590 Bradley Street, spoke in favor of the request. He explained that he's planning to construct a 12' x 52' addition on the back of the house. He explained that this will maintain the existing setbacks, which is 17.5' from the Rider Street property line, not 12. He noted that he also owns the parcel of land adjacent to the west, so the house is actually 30' from his neighbor's property line.

There was no public input.

Staff Member O'Brien detailed the staff report noting the setbacks would be 17.5' and 0'. He explained that there are four lots on this property, three of which are joined in one parcel. He stated the property is legally nonconforming for setbacks.

Board Member Kosel asked about the lots and if they were going to be combined. Staff Member Moon stated that if they built over the property line, then the lots would be encumbered. Ford explained that he had no plans to sell the lot or consolidate it due to the financial expense.

Board Member Mauss stated that he has no problem since the addition would not protrude further than currently.

Board Member Stierman asked about building materials, and Ford stated this addition will be part of a \$300,000 overhauling of the house, so everything will be consistent. Kosel noted the width of other parcel would be insufficient to build.

Vice Chairperson Ahlvin said he saw no need to condition for like materials.

Motion by Stierman, seconded by Mauss, to approve the request as submitted. Motion carried by the following vote: Aye – Kosel, Mauss, McCoy, Stierman, and Ahlvin; Nay – None.

DOCKET –20-25: Application of Frank Ebersold, 1677 Iowa Street, to construct a carport 0' from the side property lines and 4' from the rear property line where a minimum of 6' is required and to allow 46.1% of lot coverage where 40% is permitted in an R-4 Multi-Family Residential zoning district.

Frank Ebersold, 1677 Iowa Street, spoke in favor of the request. He explained that he's planning to build an open air carport with a metal roof. He explained that the kit doesn't come with gutters. He noted it has a darker stain, and he would be willing to consult with the neighbors on color.

Vice Chairperson Ahlvin asked if he would be amenable to conditions to manage water on the property and maintain an open construction. Ebersold replied yes and asked if it was okay for water to drain toward the alley. Staff Member Moon replied yes.

There was no public input, but there was a letter from the neighbor supporting the request.

Staff Member Moon detailed the staff report noting that the subject property is a narrow lot near Jackson Park. She explained the request for the 12' x 16' carport, approximately 0' from the side property line, leading to 46.1% lot coverage. She displayed the design of the carport and photos of the property. She noted that this property is in a historic district, but a carport does not require a building permit, so no historic review was required.

Board Member Kosel said she was glad for the clarification about not needing historic review.

Board Member Stierman asked about adding a condition that the driveway access has to be hard surfaced. Moon replied that it already has a hard surface. Ebersold stated he was okay with that condition. He presented limited setback waiver forms signed by his neighbors. He said he had the property surveyed.

Board Member Mauss said he was okay with it because everything in that neighborhood is 0' setback.

Motion by Mauss, seconded by Kosel, to approve the request with the following conditions:

1. The carport shall remain of an open design.
2. Stormwater shall be managed on the subject site.
3. Driveway access to the carport must be a hard surface per the Unified Development Code requirements.

Motion carried by the following vote: Aye – Kosel, Mauss, McCoy, Stierman, and Ahlvin; Nay – None.

DOCKET – 21-25: Application of Jeffrey Pitz, 1985 N. Grandview Avenue, to construct an addition 1' from the side property line where a minimum of 6' is required in an R-1 Single-Family Residential zoning district.

Jeffrey Pitz, 1985 N. Grandview Avenue, spoke in favor of the request. He explained that he's planning to build a lean-to shed that is 14' x 4', 94" high, detached from the garage, and anchored to the sidewalk.

Vice Chairperson Ahlvin asked if he would maintain water on the property. Pitz replied that there is 5' of sidewalk and then 6" of landscaping before the neighbor's property line.

Pitz asked about the 1-hour fire rating required on the outer wall, and McCoy replied that is not the board's purview. Staff Member Moon noted that the Inspection and Construction Services Division handles the building code requirements, and Jeff Zasada could answer that question.

Pitz asked if it was correct that he could not have any overhang, and Moon replied that there can be no overhang over the property line.

Ahlvin asked about what materials would be used, and Pitz described them.

There was no public input.

Staff Member O'Brien detailed the staff report noting the proposed shed is 4' x 14', not 18'. He stated the lot coverage would increase from 33.7% to 35.3%. He displayed a photo of the property and noted that the shed in the background is on the neighboring property.

Board Member Stierman suggested the condition to manage runoff on the subject property.

Motion by McCoy, seconded by Kosel, to approve the request with the condition that stormwater be managed on the subject property. Motion carried by the following vote: Aye – Kosel, Mauss, McCoy, Stierman, and Ahlvin; Nay – None.

DOCKET –22-25: Application of Ashton Holly, Eagle Point Solar, 2300 Carter Road, to

construct a 995 square foot ground mounted solar array totaling 3,930 square feet of detached accessory structures where 100 square feet and 1,000 square feet maximum is permitted in an R-1 Single-Family Residential zoning district.

Jean Lange, Executive Director for Sisters of the Presentation, spoke in favor of the request. She explained that they are seeking to install the array for environmental reasons.

There was no public input.

Staff Member Moon detailed the staff report noting the details of the request. She stated that this is a significantly sized property. She displayed the site plan, and pointed out that the array would be 202' from the east property line and 328' from the south property line. She said that no height exception would be needed since it's 9' high.

Board Member Kosel appreciated that the array would be open on the bottom.

Board Member Stierman had no questions or concerns.

Board Member Mauss stated that he was okay with the request due to the size of the property, and that the nearest neighboring structure would be detached garages.

Board Member McCoy disagreed and stated that he would like to see screening installed. Discussion followed about the specifics of where screening should be installed and what it should be like.

Dave McDermott, 919 Kirkwood Street, stated they did not have plans to install screening, and the property to the east is downhill.

The Board continued discussing screening. Moon displayed photo imagery and elevation lines showing the topography of the area. McCoy stated that he wants the array to be less obtrusive to existing neighbors and to protect potential future development. The potential for southern screening to shade the array was brought up. It was noted that the Sisters own all the open land to the east and south of the proposed array.

Vice Chairperson Ahlvin asked if the applicant could take time to come back with a screening plan. McDermott stated that this project is budgeted for this year, and they would like to move forward, especially with the possibility that solar tax credits could be eliminated. David Pluym, Eagle Point Solar, said that Congress will be voting on this on July 2.

Board Member Mauss suggested conditions that the applicant install screening to the south around the halfway point between the array and the southern property line, that it would be four trees, a minimum of 4' high, and deer resistant.

Motion by Mauss, seconded by McCoy, to approve the request with the following conditions:

1. Screening would be installed to the south, halfway between the solar array and the southern property line
2. Four trees would be planted.
3. The trees would be a minimum of 4' high at planting.
4. The trees would be deer resistant.

Motion carried by the following vote: Aye – Kosel, Mauss, McCoy, Stierman, and Ahlvin; Nay – None.

DOCKET –23-25: Application of Corey Koppes, 3994 Oneida Avenue, to construct a detached garage 20' in height for a total of 3,900 square feet of accessory structures, where a maximum of 1,000 square feet and 15' in height is permitted in the R-1 Single-Family Residential zoning district.

Corey Koppes, 3994 Oneida Avenue, spoke in favor of the request. He shared his personal background and talked about his profession. He explained he leases space for his business and he plans to continue operating there. He described his home and property and that his southern lot is vacant, which is where he intends to build the garage. He stated that he currently has 1,900 square feet of detached accessory structures and is planning to build a garage that is 2,000 square feet in area and 20' in height to store vehicles and equipment. He stated there would be no commercial use of the structure. He referred to several properties in the area that also have large storage buildings. He responded to his neighbors' letters of opposition that brought up issues such as noise, traffic, and smells, stating that his garage would not create those, and he would continue to maintain his property in a tidy manner. He responded to the mistaken notion that the garage would be 3,900 square feet, stating that it would be 2,000 square feet.

Vice Chairperson Ahlvin asked about the 25% use for a low impact business. Koppes replied that it's a no impact business. Board Member Mauss asked what is the business, and Koppes replied that it's buying and selling storage lockers.

Sam David, 3953 Oneida Avenue, said Koppes asked him to sign a support letter. He said Koppes stated the garage is for his business. David said the garage is as close to the property line as city code allows, whereas other large storage buildings in the area are set back further. He said that Koppes' kids ride vehicles and make noise, so this garage would add to it. He didn't see why a garage was needed for the camper, which is on a paved driveway. He expressed concern that the garage would be built larger than stated.

Larry Hurst, 3960 Oneida Avenue, said that Koppes told him the garage was for his business. He said he doesn't want to hear vehicles because he wakes up early. He said the kids threatened to pour gas on his yard. He said the Koppes' business landlord passed away, so Koppes is worried about where to take his business.

Luke Meadows, 3916 Inwood Avenue, said he understands that the garage is not for Koppes' business. He said that he has three kids, and he wants to maintain this neighborhood as safe, quiet, and low traffic.

John Gartmann, 3976 Inwood Avenue, expressed concern that Koppes would run his business out of his shop, creating traffic.

Marissa David, 3953 Oneida Avenue, said she was told the garage was for Koppes' business. She said Koppes told her it was a done deal, and there were three options: 1) Let him build the garage, 2) He will put storage units there, or 3) he would sell the lot.

Vice Chairperson Ahlvin summarized the concerns as being related to the location of the garage, traffic, and safety. Koppes responded that the garage would not be 3,900 square feet but 2,000 square feet. He referred to other zoning violations in the neighborhood. Board Member McCoy stated that the board doesn't care about hearsay. Koppes disputed the concerns about increased foot traffic and noise, stating his lease at Tamarack is established and secure.

Staff Member Moon detailed the staff report, addressing some of the neighbors' comments. She noted this area was annexed from the county, so there are some platted unimproved rights of way. She responded to the point about other large storage buildings in the area, noting they all received the proper approvals. She explained that the 3,900 square of detached accessory structures is for the proposed 2,000 square foot detached garage and 1,900 square feet of other existing structures such as a pool, deck, and shed, which also need approval since they are over the allowed 1,000 square feet. She explained that a requirement of approval would be for Koppes to consolidate the two lots because it's not allowed to have a detached accessory structure on its own lot. Moon discussed the difference between commercial use and no impact home based business, which Iowa state code allows and the city can't prohibit. She listed the criteria for a no impact home based business, which would be enforceable, and if they are not met, then UDC requirements come into play, which are more stringent. The no impact home based business law prevents the ZBA from denying that use.

Chairperson Ahlvin stated that the board received all the letters from neighbors.

Board Member McCoy said the application doesn't meet criteria A or B.

Board Member Mauss said that he believes people should be able to store their belongings. He said there is a cloud over this application with the state law change. He sees how this request infringes on neighbors.

Board Member Stierman asked about the no impact home based business requirement related to the number of onsite employees. Moon said that the Inspection and Construction Services Division determines building occupancy, which is specific to a property, and the board can't condition against Iowa code. Stierman referred to a letter that said the garage would have three floors. Koppes said

no, it would be a single level, maybe with a loft. He said he's putting it in the proposed location because it's the flattest spot on the property. He stated that he would meet Iowa code for a no impact home based business with one employee at most.

Stierman asked whether activities in the garage would be visible from adjacent property or the street. Moon stated they would need to obscure or block any activity. Koppes said his goal is to have his stuff inside.

Board Member Kosel asked if the garage would be taller than the residence, and Koppes replied no since the property goes uphill from the proposed garage.

Kosel asked if Koppes could put the garage behind the house. Koppes replied that would be next to Fred Salwolke's driveway, whereas his south lot is unused, and he can put it plenty far away from Mr. David's property line. Kosel suggested mandating that the garage go further back. Koppes was amenable to that, but not so far that it slopes down or is close to trees.

Ahlvin said that business aside, this is a very large structure close to the property line.

Motion by McCoy, seconded by Kosel, to approve the request as submitted. Motion denied by the following vote: Aye – None; Nay –Kosel, Mauss, McCoy, Stierman, all citing Criteria A and B, and Ahlvin citing Criteria B.

A. That the specific proposed exception will not be detrimental to or endanger public health, safety, comfort or general welfare.

B. That the specific proposed exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: None.

McCoy departed the meeting.

ITEMS FROM STAFF: Moon shared a memo discussing new variance standards based on Iowa legislation.

Stierman departed the meeting.

Planning Services Director Wernimont discussed the new variance standards and shared examples.

Ahlvin asked for a reminder about how to phrase the commercial use condition. Moon reminded the board that they can't prohibit a use if it's a no impact home based business.

Moon reminded the board that the next meeting on July 24 will be at 5:00. Kosel stated that she will be gone.

ADJOURNMENT: Motion by Ahlvin, seconded by Mauss, to adjourn the June 26, 2025 Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Kosel, Mauss, and Ahlvin; Nay – None.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

July 24, 2025

Adopted

MINUTES FOR HOUSING COMMISSION MEETING

APPROVED
by Housing Commission on 07/22/2025

DATE: Tuesday, April 1, 2025
TIME: 4:00 p.m.
PLACE: Housing and Community Development Department
350 West 6th Street; Dubuque, IA 52001

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

Commissioners Present: Rick Baumhover Renee Kehoe (*arrived at 4:14 p.m.*)
Cathy Dickens Rick Merfeld
Amy Eudaley Julietta Scott (*left at 4:45 p.m.*)
Ross Janes

Commissioners Absent: *None*

Staff Present: Gina Hodgson Ben Pothoff
Tonya England Hollie Ohnesorge (*arrived at 5:02 p.m.*)

Public Present: *None*

Certification of Minutes – January 28, 2025 Housing Commission Meeting

Commissioner Amy Eudaley moved to approve the Minutes for the January 28, 2025 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 – tabled until July meeting

Gina Hodgson, Assisted Housing Supervisor, reported there are still no updates on the PHA Conflict of Interest Policy.

New Business

- a) Tenant Accountability Q&A – Ben Pothoff

Ben Pothoff, Deputy Code Official, answered a variety of questions. He provided the following information:

- Tenant/Landlord responsibility is guided by the International Property Maintenance Code (IPMC). Landlords must provide a unit that is fit for occupancy and free from pest infestation.
- Once tenants take possession of the unit, the tenants are responsible for maintaining the space they control in a clean, safe and sanitary condition.
- Tenants are responsible for the replacement of light bulbs and batteries in smoke detectors. As the moved is made to permanently sealed batteries in smoke detectors, the responsibility of smoke detectors will shift to the landlordss.
- Landlords can enforce what is listed on the lease for the respective unit.
- Sanitary conditions that are health hazards may be enforced by inspection staff.
- The requirments for appliances depends on adequate space for storage and cooking and the type of unit.
- If the landlord is not meeting obligations, the tenant is asked to notify the landlord and give the landlord a chance to resolve the issue prior to contacting the office. With Assisted Housing complaints, they are obligated by the U.S. Department of Housing and Urban Development (HUD) to respond to all complaints; sometimes, the

MINUTES FOR HOUSING COMMISSION MEETING

response may be in the form of a follow-up to make sure there was closure on the issue.

- Stoppage of leaks is a landlord's responsibility unless the landlord is able to prove it was caused by the tenant.
- Utilities are verified if tenant is responsible for the payment of the respective utility or if there is a complaint.
- The software used by residents and landlords to report concerns to the City is being replaced with Catalysis. Pothoff indicated he will have someone to present information on the new system at a later Housing Commission Meeting.

b) PHA 5-Year Plan (FY 2025-2029) Presentation

i. Public Hearing to be held at 4/7/25 City Council Meeting

Commissioner Merfeld informed the commissioners that the City Council will hold a Public Hearing on Monday, April 7, 2025 for the PHA 5-Year Plan. Hodgson continued the discussion on the PHA 5-Year Plan with a presentation.

She explained the process behind submitting the PHA 5-Year Plan to the U.S. Department of Housing and Urban Development—which includes the following:

- Holding a meeting with the Resident Advisory Board (RAB) and receiving recommendations
- Placing the draft of the Plan (which includes Minutes from the RAB Meeting) on the City's website for the public to review
- Presenting the information to the Housing Commission and obtaining a recommendation for City Council
- Receiving an adoption of the Plan from City Council during a Public Hearing

The 5-Year Plan, which has a broad scope, is updated every five (5) years. The Annual Plan is more specific and provides an update on how the Department is doing on meeting the goals and objectives stated in the PHA 5-Year Plan on a yearly basis.

Hodgson shared the mission statement for the Housing & Community Development Department. She also explained of the goals and objectives; some of the highlights included the following:

- Increasing homeownership program participation through coaching via the Next Level Savings Program; obtaining tenant and homeownership education programs; and issuing two (2) additional vouchers for homeownership
- Supporting childcare initiatives in the community in filling the need for childcare for parents working on third shift jobs
- De-concentrating areas of poverty by closing the gaps in public transportation, reviewing Voucher Payment Standards (VPS) and updating so tenants may move to zip codes 52002 and 52003; updating landlord education video, meeting monthly with the Landlord Association

In the Progress Report section, Hodgson explained over the past 5 years the International Property Maintenance Code (IPMC) for building inspection compliance was adopted; the voucher payment standard increased to 120% of Fair Market Rent (FMR), Assisted Housing implemented a new software for rental assistance, the Office of Shared Prosperity was created through work in the communities, documents were translated into Spanish and Marshallese, and the Department was awarded an USDA Grant to increase food access.

Hodgson also reviewed the goals for the Violence Against Women Act (VAWA) and Fair Housing.

MINUTES FOR HOUSING COMMISSION MEETING

Commissioner Amy Eudaley moved to recommend for City Council to approve/adopt the PHA 5-Year Plan. Commissioner Rick Baumhover seconded. Six (6) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

c) Recommendation for Removal from Housing Commission - David Wall

Hodgson reported David Wall applied for a position on the Housing Commission. City Council approved for Mr. Wall to be a Housing Commissioner; he did not sign the Oath of Office. Also, Mr. Wall did not respond to multiple requests from staff. Hodgson went on to explain the process for removing an individual from the Housing Commission once the person is appointed to the Housing Commission.

Commissioner Baumhover moved to recommend the removal of David Wall from the Housing Commission to City Council. 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

Hodgson explained there were over 1,000 participants on the housing assistance programs when HUD took away the reserve funding. Currently, there are between 970 and 980 vouchers that need to be maintained.

The waiting list for the Housing Choice Vouchers will remain closed for the remainder of the year. Staff will be pulling from fifteen (15) to twenty (20) applicants from the waiting list each month. At this time, only ten (10) of the twelve (12) HUD – Veterans Affairs Supportive Housing (HUD – VASH) vouchers are currently being utilized; staff are working with the Department of Veteran Affairs to determine why no referrals have been received.

c) Housing Choice Voucher Participant Statistical Summary

Hodgson reported seventeen (17) vouchers for the Project Based Voucher program are being utilized; there are no vouchers currently available for the program.

Information Sharing

- a) The Housing Trust Fund has exhausted all of their 2022-23 funding. They are beginning to utilize funds for 2023-24. There are plans to build an accessible house.
- b) Continuing resolution has been passed to provide funding through the end of the year for the Housing Choice Voucher.
- c) The next meeting Housing Meeting will be held on Tuesday, July 22, 2025.

Adjournment

There being no further business to come before the Commission, Commissioner Renee Kehoe moved to adjourn the meeting. Commissioner Cathy Dickens seconded. Motion passed by voice vote. Meeting adjourned at 5:04 p.m.

Minutes taken by:


Tonya England
Recording Secretary

MINUTES FOR HOUSING COMMISSION MEETING

Respectfully Submitted:

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

Gina Hodgson
Assisted Housing Supervisor

**City of Dubuque
City Council**

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Toni Eckstein for property damage; Daniel Healy for vehicle damage; Harrison Runde for property damage; Schumacher Pool and Spa LLC for vehicle damage; Frank Washington for vehicle damage.
SUGGESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Tony Eckstein
2. Claim by Daniel Healey
3. Claim by Harrison Runde
4. Claim by Frank Washington
5. Claim by Schumacher Pool and Spa LLC

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Article Smith
Brian Wulfschlag

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: Toni Eckstein
2. Address: 1673 Alta Place
City: DBQ State: IA Zip: 52001
3. Telephone Number: 563-581-8478
4. Date of Incident: 12-11-24
5. Time of Incident: 10:17am
6. Location of Incident (Be specific): Alley on our House

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.)

GARBAGE Truck Hit/Ran over our Retaining
Wall and knock the corner of the wall down.

looks like the Back tire gave some Ruts further down
the wall in the grass

8. What were weather conditions like? Cold + Windy

9. Give name and address of any witnesses: None

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

None

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

None

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.)

Knock the Blocks down + now needs to be put
Back up + the Rutt in the Grass + Broken Blocks

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

None

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? _____

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

It was garbage day + I have video on how close the
garbage truck was to the retaining wall

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

None

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

None

Dated at Dubuque, Iowa this 12 day of December, 2024

Toni Eckstein (Signature)

Toni Eckstein (Print Name)

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

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: DANIEL James Healey

2. Address: 1660 Schiltz Ct

City: Dubuque State: Iowa Zip: 52001

3. Telephone Number: 563-258-3284

4. Date of Incident: 07/29/2025

5. Time of Incident: 09:18 AM

6. Location of Incident (Be specific): SCENIC View DR MEASURING
91 Feet South From Kane St.

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.)

City employee JORAN Thomas Thul Driving city garbage truck
on Scenic View Dr Struck and Hit my truck Ford F250 causing Damage

8. What were weather conditions like? Good Nice and Sunny out

9. Give name and address of any witnesses: _____

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

Jeff Tupper

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.)

My Ford F250 diesel Truck was damaged when city Employee JORDAN Thomas thul Driving ^{city} Garbage truck Hit my truck when parked on city Street.

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 I Have Not been compensated.

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

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

City Employee JORDAN Thul Driving city Garbage truck Hit my truck causing Damage to my truck when parked on city ~~street~~ Street.

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 29 day of July, 2025.

Daniel James Healey (Signature)

DANIEL James Healey (Print Name)

(Rev. 9/24)

RECEIVED
2025 JUL 31 PM 1:02
City Clerk's Office
Dubuque, IA

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Gus Psihoyos
Arielle Swift
Brian Wulfe Kuhnle

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: Harrison Runde
2. Address: 4880 Ambassador Court
City: Dubuque State: IA Zip: 52002
3. Telephone Number: 563-845-8767
4. Date of Incident: July 11th, 2025
5. Time of Incident: 3:00 PM
6. Location of Incident (Be specific): 4880 Ambassador Court, water flooded garage and basement
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.)
Stormwater drain doesn't take enough water, backed up and flooded my garage and basement 6" +
8. What were weather conditions like? Rainy
9. Give name and address of any witnesses: Billy Murphy 4870 Ambassador Ct.
10. Did police investigate? (If so, give names of officers.)
NO
11. Was anyone injured? (If so, give names, addresses, and extent of injuries).
NO

* I do have videos
of damage as well.

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.)

Flood damage. 6" in garage and basement. Soaked carpet, flooring, drywall, trim, insulation, vanity, bar, all ground level furniture

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

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?

\$20,000.00

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

City knew of stormwater drain issue for years and neglected to resolve the issue.

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?

NO

Dated at Dubuque, Iowa this 21st day of July, 2025.

Harrison Runde

(Signature)

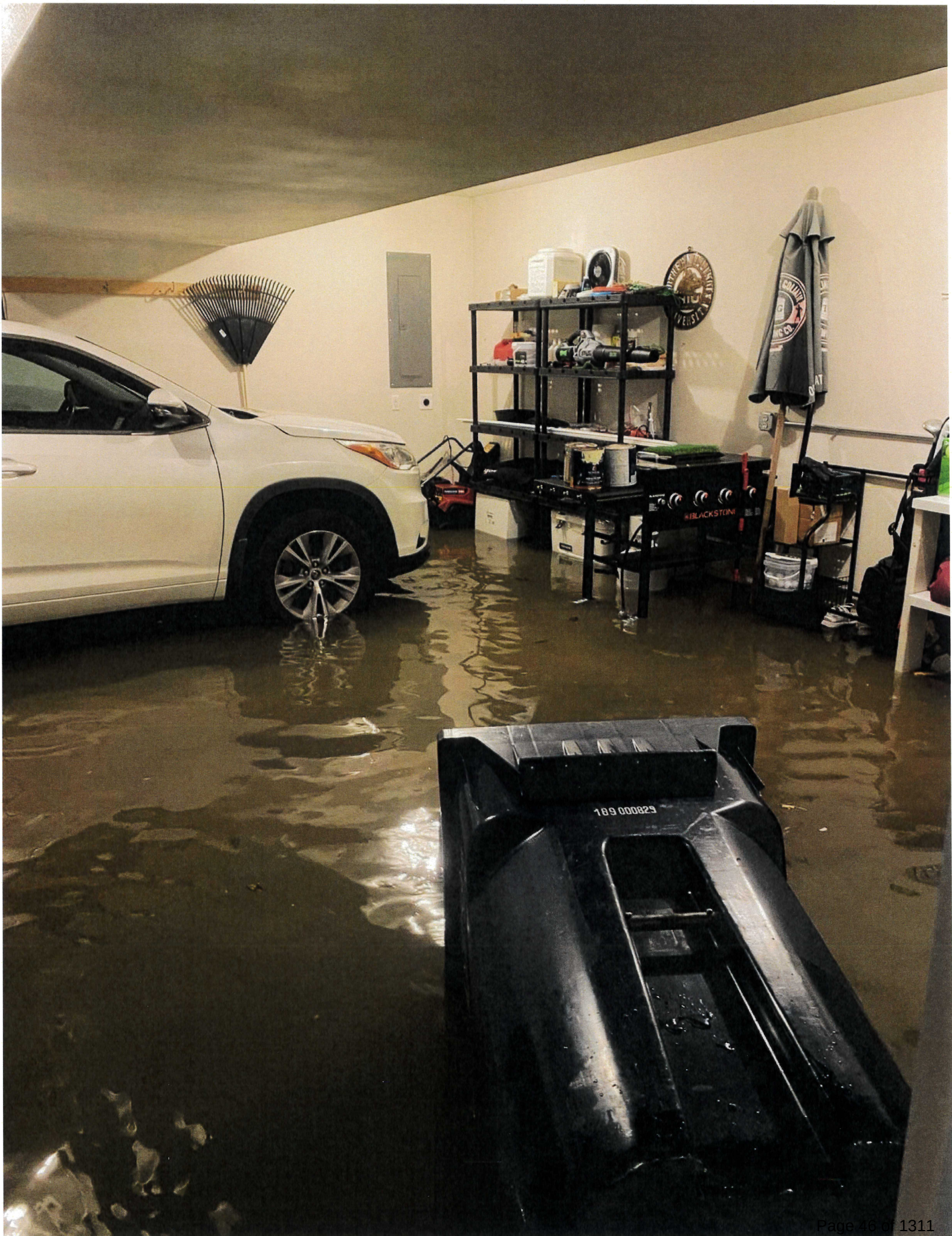
Harrison Runde

(Print Name)

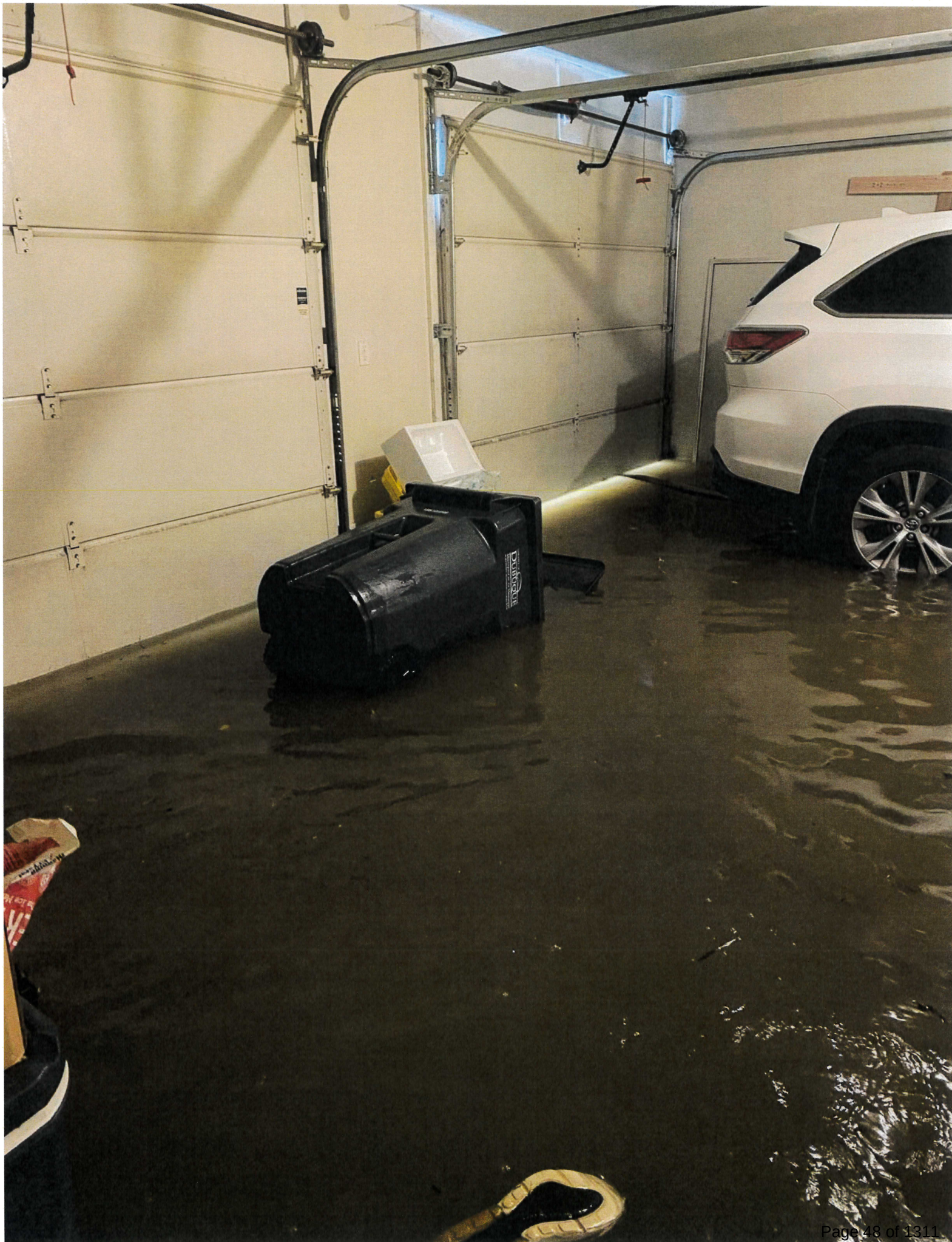
(Rev. 9/24)

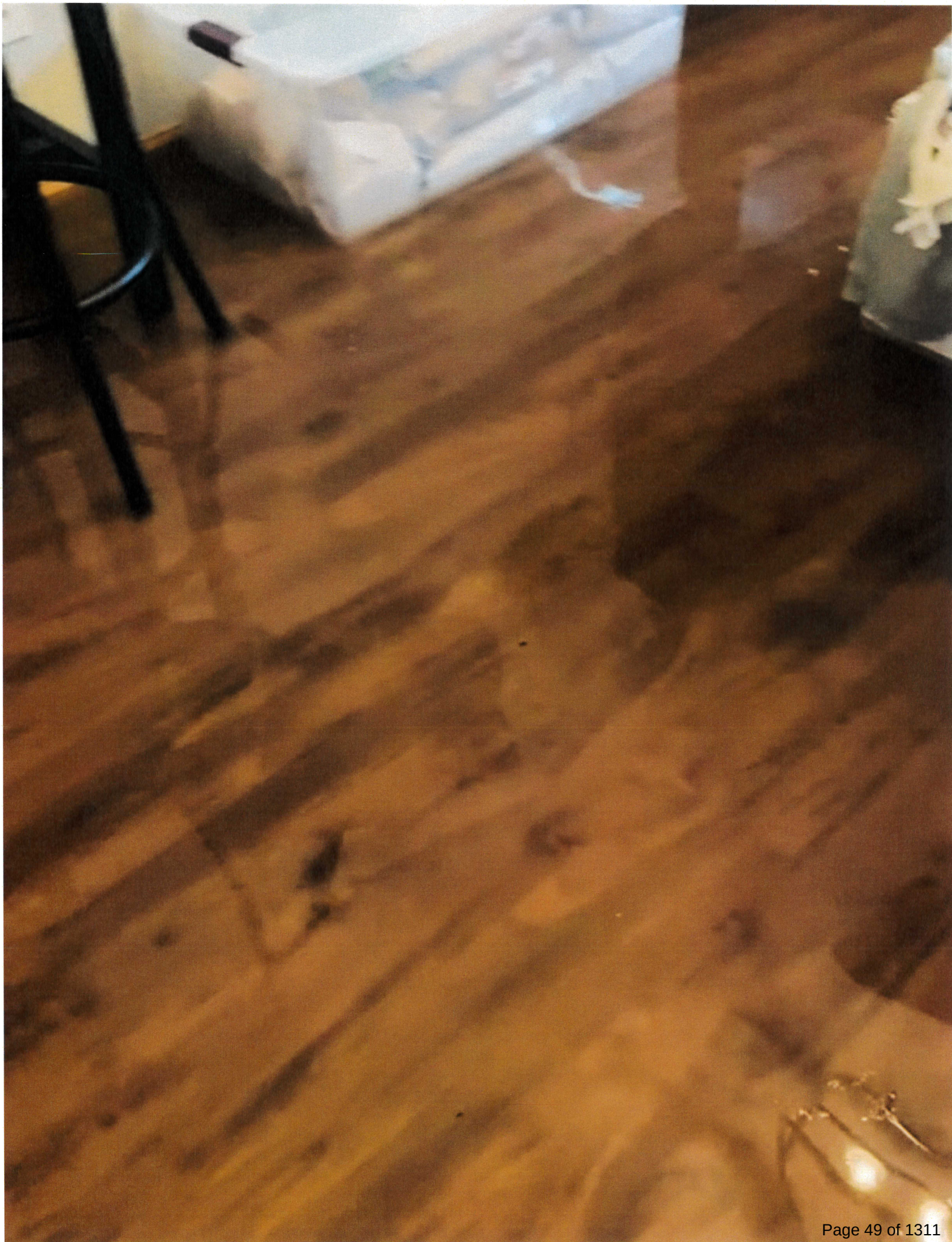
RECEIVED
2025 JUL 22 AM 9:32
City Clerk's Office
Dubuque, IA



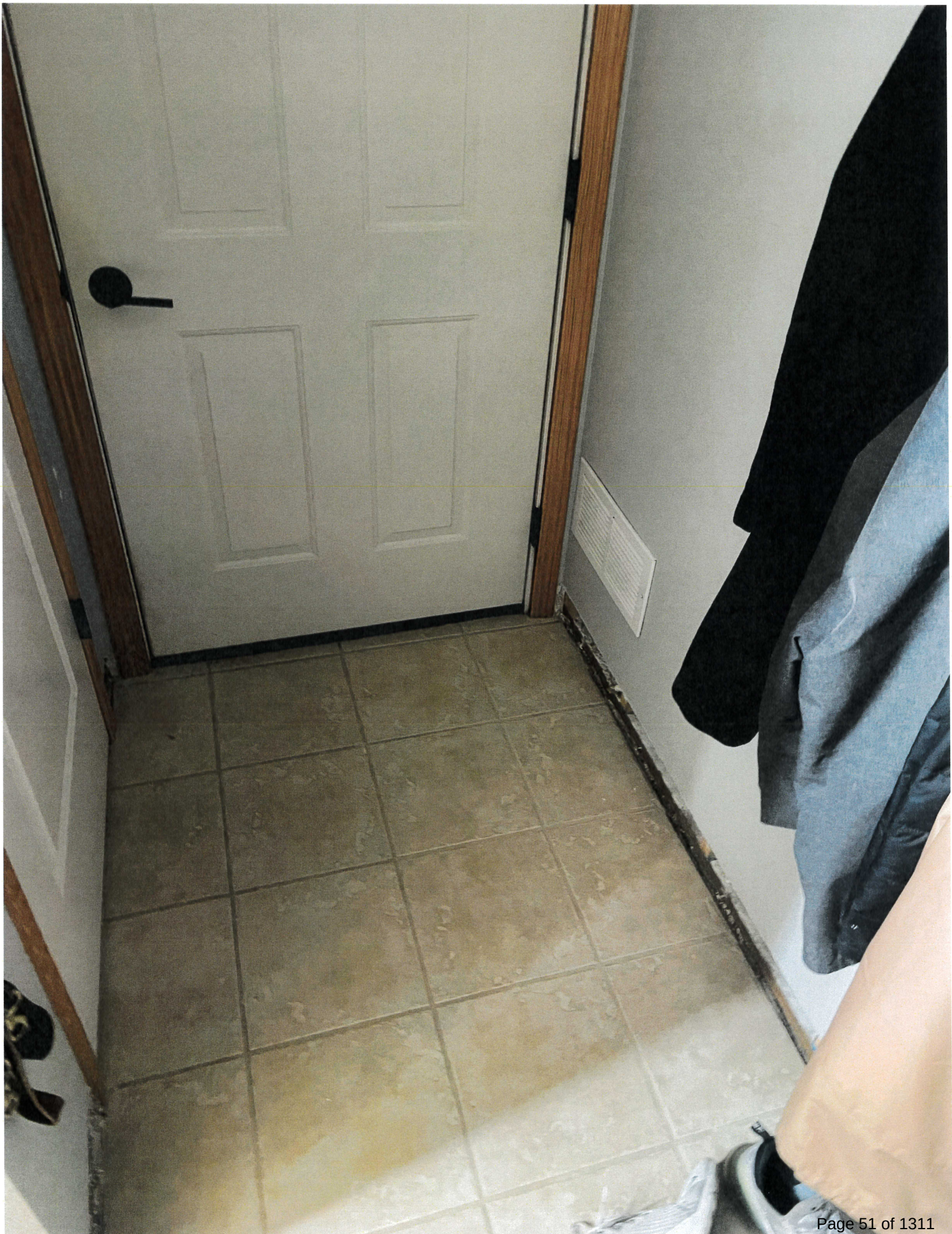




















CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Steve Fehrsel

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: Frank Washington
2. Address: 1328 Jackson
City: Dubuque State: IA Zip: 52001
3. Telephone Number: 563-564-6441
4. Date of Incident: 7-19-25
5. Time of Incident: unknown early morning of 7-19-25
6. Location of Incident (Be specific): in front of my home at
1328 Jackson on street parking.
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.)
Big tree log fell on top of my truck
8. What were weather conditions like? Not sure
9. Give name and address of any witnesses: 1318 Jackson
10. Did police investigate? (If so, give names of officers.)
No
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.)

Truck - Right headlight and truck won't start.
I don't know the extent of reason

13. What other damages do you claim, if any? None at the moment

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?

unknown

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

On City Street, Also Neighbor have contacted City about this tree in the past.

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 27th day of July, 2025.

Frank Washington (Signature)

Frank Washington (Print Name)

(Rev. 9/24)

RECEIVED
2025 JUL 21 PM 12:15
City Clerk's Office
Dubuque, IA

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Amy Scholter

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: Schumacher Pool and Spa LLC
2. Address: 472 Central Ave
City: Dubuque State: Iowa Zip: 52001
3. Telephone Number: 563-564-8668
4. Date of Incident: 7/16/25
5. Time of Incident: 13:20
6. Location of Incident (Be specific): W 5th St & Central Ave.

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.) City employee driver - Kyle Mueller

On 7/16/25 our employee Joey Schumacher was stopped @ W 5th St. stop light facing W. bound, when a city of Dubuque fire truck took the turn to right side swiping the front / front corner panel of our company vehicle.

8. What were weather conditions like? Dry/Normal/sunny
9. Give name and address of any witnesses: _____
10. Did police investigate? (If so, give names of officers.)
Yes, Officer ~~Bo~~ Joel Cross
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, front end, front Corder panel Drivers side damage

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

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, would prefer to move forward w/out.

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

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

City employee hit vehicle while sitting @ red light, City employee in fire truck to turn to right resulting in a side swipe of our vehicle.

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 17 day of July, 2025.

Kayci Schumacher (Signature)

Kayci Schumacher (Print Name)

(Rev. 9/24)

RECEIVED
2025 JUL 30 PM 12:00
City Clerk's Office
Dubuque, IA

**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: Toni Eckstein for property damage, Carol Oberfoell for vehicle damage, Harrison Runde for property damage; Frank Washington for vehicle 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: 7/25/2025

RE: Claim Against the City of Dubuque by Toni Eckstein

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Toni Eckstein	7/25/2025	12/11/2024	Property Damage

This is a claim in which Claimant alleges Claimant's retaining wall was damaged when a City garbage truck either hit or ran over the corner of the wall.

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

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Toni Eckstein

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 7/18/2025

RE: Claim Against the City of Dubuque by [NAME]

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Carol Oberfoell	7/18/2025	June 2025	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle had a white substance splattered on it due to City employees leaving white material on the streets with no cones present.

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

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Carol Oberfoell

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 7/25/2025

RE: Claim Against the City of Dubuque by Harrison Runde

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Harrison Runde	7/21/2025	7/11/2025	Property Damage

This is a claim in which Claimant alleges Claimant's garage and basement were flooded due to a stormwater drain issue.

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

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Harrison Runde

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

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

DATE: 7/25/2025

RE: Claim Against the City of Dubuque by Frank Washington

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Frank Washington	7/21/2025	7/19/2025	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was damaged when a branch from a City tree well on it.

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

cc: Michael C. Van Milligen, City Manager
Steve Fehsal, Park Division Manager
Frank Washington

**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_08_04
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: July 29, 2025

Finance is submitting the following expenses to City Council for approval at the August 4, 2025 meeting. Payments on these expenses will be made August 6, 2025.

In addition, Finance is submitting expenses paid since July 23, 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 08-06-2025

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
AARON DOUGLAS	\$ 2,500.00	EMERGENCY TREE REMOVAL-DUE TO STORM
Adam William Ament	2,870.40	2025 Concrete ROW
Adam William Ament	5,502.36	2025 Concrete ROW
ADDOCO INC	640.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	720.00	MULCH FOR GREENHOUSE AREAS
Advanced Turf Solutions, Inc.	387.00	TURF CHEMICALS
AHLERS & COONEY PC	370.50	Greater Downtown Urban Renewal Project
AHS Rescue LLC	628.49	Rescue Equipment
AIRGAS USA LLC	6,806.42	EMERGENCY SAFETY UPDATES TO AIRGAS TANKS-SERVICE
AIRGAS USA LLC	3,285.87	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,122.20	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,526.22	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	2,197.48	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	48.05	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,394.99	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,314.88	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,353.56	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,499.27	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	1,132.58	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	3,501.34	Liquid Oxygen for the WRRC - FY26
AIRGAS USA LLC	30.54	Medical Oxygen for Ambulances
AIRGAS USA LLC	3,186.42	Liquid Oxygen for the WRRC - FY26
All Traffic Solutions Inc	8,000.00	Speed Shield Display Trailer
ALLIANT ENERGY	668.76	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	8,876.87	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	94.77	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	203.69	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	45.43	2527 Washington St - Alliant Energy - (City Owned)
ALLIANT ENERGY	84.46	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	616.01	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	3,341.87	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
ALLIANT ENERGY	79.23	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	3,927.73	FY26-UTILITY EXPENSE - ELECTRICITY FOR 6 STATIONS
ALLIANT ENERGY	23,654.89	WRRC Electrical Expense - FY26
ALLIANT ENERGY	21,332.30	WRRC Electrical Expense - FY26
ALLIANT ENERGY	4,057.99	ELECTRIC BILLS FOR FY26
ALLIANT ENERGY	10,436.16	ELECTRIC BILLS FOR FY26
ALTORFER INC	628.32	UNIT# 3475 Tube Assembly & Clamps
AMERICAN LEGION POST 6	2,490.00	FLAGS FOR PARKS DEPARTMENT
APC, LLC	4,117.00	OMLS Easement
ARTISTIC CLEANERS INC	320.20	Clean July 3rd Uniforms
Ascendance Trucks LLC	(325.00)	UNIT# 2696 Replace Turbocharger, Kit & Actuator
Ascendance Trucks LLC	51.42	STOCK - Gaskets
Ascendance Trucks LLC	66.80	UNIT# 3401 New Mirror and Mounting Clip
Ascendance Trucks LLC	384.76	UNIT# 1906 Power Steering Pump
AT&T Mobility National Accounts, LLC	5,858.07	FY25 May & June 2025 AT&T Charges
AT&T Mobility National Accounts, LLC	4,738.11	AT&T FirstNet Engineering
AT&T Mobility National Accounts, LLC	2,013.04	AT&T FirstNet Engineering
AT&T Mobility National Accounts, LLC	2,160.76	AT&T FirstNet Engineering
Atlas Copco North America Inc	28,795.00	Portable Boiler Rental for the WRRC - part 3
Atlas Systems Inc.	14,129.60	Mitel Phones - Atlas
Bauer Built Inc	198.00	Bus Tire Repairs Gillig #2501
BENJAMIN R HUNT	100.00	SOFTBALL UMPIRE
BENJAMIN W JOHANSEN	75.00	SOFTBALL UMPIRE
BLACK HILLS/IOWA GAS UTILITY CO	47.71	FY26 LF BLANKET PO- GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	57.37	FY26 INTERMODAL GAS UTILITIES
BLACK HILLS/IOWA GAS UTILITY CO	43.27	FY2026 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	70.84	FY25 JOTC GAS UTILITIES

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Blue Sky Co, LLC	1,399.90	POO BAGS FOR PARKS
Bobby Joe Scribner	400.00	23-24AOTR/Races
Brandon Schueler	50.00	SOFTBALL UMPIRE
CALLAWAY GOLF SALES COMPANY	2,947.15	PRO SHOP SPECIALTY ITEMS
Camiros, Ltd	1,670.00	Camiros - Revision to Technical Review Report
Carson G Vaske	218.75	Meal Stipend for Cedar Rapids Academy
CARTEGRAPH SYSTEMS INC	88,947.49	Cartegraph Enterprise Licensing
CENTER FOR PUBLIC SAFETY EXCELLENCE	1,800.00	Annual Accreditation Fee
CENTER POINT INC	23.37	Large Print Books for Adult Collection
CHAVENELLE STUDIO METALWORKS	400.00	AOTR 2025-2026 Exhibiting Artist – "Flow of..."
CHEMSEARCH	706.45	Cooling Tower Chemicals
CHEMSEARCH	841.95	LF Inside Out, 2x2.5 Gal, NAC FE, Sprayer Jul 2025
Chris Wubben	400.00	23-24AOTR/"Listen"
CHRISTOPHER J LESTER	60.00	MEAL PER-DIEM FOR DMACC ANNUAL ANKENY WATER CONF.
CINTAS CORP	169.54	Cintas Ramp Rugs FY26
CINTAS CORP	137.93	Cintas Ramp Rugs FY26
CINTAS CORP	90.30	Floor Mat Service
CINTAS CORP	169.54	Cintas Ramp Rugs FY26
CINTAS CORP	45.06	Floor Mat Service
CINTAS CORP	80.26	Floor Mat Service
CINTAS CORP	137.93	Cintas Ramp Rugs FY26
CINTAS CORP	99.18	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	313.89	Mats, Cloths, shop towels JOTC FY26
CINTAS CORP	169.54	Cintas Ramp Rugs FY26
CINTAS CORP	80.26	Floor Mat Service
CINTAS CORP	258.29	Various Maintenance - FY26
CINTAS CORP	212.20	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	99.18	Cleaning Supplies / Mats - Intermodal - FY26
CINTAS CORP	203.92	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	137.93	Cintas Ramp Rugs FY26
CINTAS CORP	52.43	Various Maintenance - FY26
CINTAS CORP	19.45	Various Maintenance - FY26
CINTAS CORP	313.89	Mats, Cloths, shop towels JOTC FY26
CINTAS CORP	203.92	FY2026 BLANKET PO - UNIFORMS
CINTAS CORP	169.54	Cintas Ramp Rugs FY26
CINTAS CORP	134.64	Rugs/Towels for the WRRRC-FY26
CINTAS FIRST AID & SAFETY	689.45	First Aid Supplies-WRRRC - FY26
CINTAS FIRST AID & SAFETY	33.76	Replenish Safety Supplies Garage
CINTAS FIRST AID & SAFETY	195.11	FY2026 First Aid Supplies
CINTAS FIRST AID & SAFETY	112.51	FY2026 BLANKET PO - FIRST AID SUPPLIES
CITY OF DUBUQUE - UB	231.04	COMMUNITY IMPACT SERVICE PROGRAM FR 7/2/25-7/14/25
COLTON WIDMEIER	9,800.00	Southgate Sanitary Project Landscaping
COMMAND SECURITY SOLUTIONS	30.89	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY26
COMMAND SECURITY SOLUTIONS	730.73	Annex Security Alarm Inspection
COMMUNICATIONS ENGINEERING CO	400.00	NETWORK EQUIPOMENT AND INSTALL-REMOTE SITES
COMMUNICATIONS ENGINEERING CO	490.00	NETWORK EQUIPOMENT AND INSTALL-REMOTE SITES
COMMUNICATIONS ENGINEERING CO	9,968.84	Ethernet switching for Parking Ramp Project
COMMUNITY FOUNDATION OF GREATER DBQ	100.00	Conference Room for Staff Meeting on July 22, 2025
COMMUNITY INCORPORATED	275.00	365Ink Invoice for the AOTR Ad
CONLON CONSTRUCTION CO	391,611.35	Iowa Amphitheater Schmitt Island Bid Pkg 2
CONSTELLATION NEW ENERGY GAS DIV	289.11	Natural Gas City Hall
CONSTELLATION NEW ENERGY GAS DIV	157.16	City Of Dubuque - Dubuque City Garage C&I June 202
CONVENTIONS SPORTS & LEISURE INTERN	20,000.00	ADVISORY SERVICES FOR 5FLAGS MANAGEMENT
COUNTY MATERIALS CORP	10,408.56	Manholes
CRAWFORD HEATING AND COOLING CO INC	190.00	BACKFLOW REPAIRS FLORA PARK
CRAWFORD HEATING AND COOLING CO INC	142.50	BACK FLOW REPAIRS
CRAWFORD HEATING AND COOLING CO INC	509.06	BACK FLOW REPAIRS
CRAWFORD HEATING AND COOLING CO INC	293.28	BACK FLOW REPAIRS
CRAWFORD HEATING AND COOLING CO INC	257.68	BACK FLOW REPAIRS

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
CRAWFORD HEATING AND COOLING CO INC	190.00	RPZ, BACKFLOW AND SPRINKLER TESTING FOR PARKS
CRAWFORD HEATING AND COOLING CO INC	297.83	RPZ, BACKFLOW AND SPRINKLER TESTING FOR PARKS
CRAWFORD HEATING AND COOLING CO INC	4,548.63	RPZ, BACKFLOW AND SPRINKLER TESTING FOR PARKS
CUES, Inc.	2,717.72	Sewer GraniteNet Sub Renewal
Culton Companies Inc	1,253.77	DPD Banner
D & D CONCRETE INC	17,251.24	2025 Concrete ROW
DAN ARENSDORF CONSTRUCTION	3,040.00	Pulverized Soil to MSC 05/29/25
DATA AXLE	600.00	IA State Business Directory 25-26 Edition
Dave Joseph Weis III	218.75	Meal Stipend for Cedar Rapids Academy
DAVID A ZAHN	400.00	23-24 AOTR/"Grace"
DAVIS EQUIPMENT CORP.	48.74	Machine Equipment Maintenance
DAVIS EQUIPMENT CORP.	3,113.30	BLOWER PARTS
DAVIS EQUIPMENT CORP.	175.76	Machine Equipment Maintenance
DEMCO INC	243.52	ILL Return Labels for Library
DEMCO INC	451.75	Processing supplies for library materials
DEMMER OIL COMPANY	5,998.00	UNLEADED FUEL- POD MARINA
DESMAN, INC	2,512.32	Iowa Ramp Repairs & Maint Services
Digitech Computer LLC	7,337.82	Ambulance Billing Cash Receipts
Dinges Partners Group	65.00	Lettering on Back of Bunker Gear-Metz
DITTMER RECYCLING INC	50.01	Confidential Shredding
DITTMER RECYCLING INC	75.02	Confidential Shredding
DITTMER RECYCLING INC	50.97	Confidential Shredding
DUBUQUE COUNTY ABSTRACT & TITLE	145.00	Merge Abstract Invoice
DUBUQUE COUNTY ABSTRACT & TITLE	575.00	Blum Abstract Invoice
DUBUQUE COUNTY RECORDER	97.00	Recording Fees
DUBUQUE COUNTY SHERIFF	5,995.24	FY25 May & June 2025 DDTF Expenses
DUBUQUE HOSE & HYDRAULICS	130.00	CONCRETE DRILL BIT AND BATTERIES FOR CAMERAS
DUBUQUE HOSE & HYDRAULICS	49.70	UNIT# 1916 Replace Nylon Loom
DUBUQUE HOSE & HYDRAULICS	63.04	UNIT# 4007 Ancillary Small Tools
DUBUQUE HOSE & HYDRAULICS	12.45	UNIT# 2704 Replace Grease Line Fittings
DUBUQUE SIGN COMPANY	982.10	Port Ramp Sign Repair Labor
DUBUQUE SIGN COMPANY	207.00	MILLER RIVERVIEW CAMPGROUND SIGNAGE
EAST CENTRAL INTERGOVERN ASSOC	37,590.21	ECIA Membership Dues FY26
EASTERN IOWA ASPHALT MAINTENANCE IN	1,255.00	Pavement Restriping POD Ramp
EH WACHS	931.15	BATTERY AND ADAPTER FOR VEHICLE VALVE TURNER CNTRL
ELLIOTT EQUIPMENT COMPANY	12,434.32	UNIT# 4002 Fan Pulley, Belts & Drive Shaft Inspect
ELLIOTT EQUIPMENT COMPANY	416.56	UNIT# 4002 Operator Valves
EMPLOYEE & FAMILY RESOURCES INC	3,850.00	Mediation with Lunning Consulting
ENGINEERED EQUIPMENT SOLUTIONS INC	18,912.20	Boerger Centrifuge Feed Pump-Bld #70
ENGRAVED GIFT COLLECTION LLC	243.00	ADULT ATHLETICS TROPHIES
EUGENE E HINGTGEN	360.00	Per Diem SFST Instructor Certification
EUROFINS ENV TESTING NORTH CENTRAL	164.45	Wastewater Testing - WAS - 06/18/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 07/16/25
EUROFINS ENV TESTING NORTH CENTRAL	149.80	RIE- 3rd Qtr 2025 - 07/16/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 07/09/25
EVOLOGIC INC	1,631.62	Troubleshoot Failed Coltroller - Bld #70
EXPERIENCED ROOFING	210.00	Roof work @ 2401 Central Ave 06/27/25
EXPRESS EMPLOYMENT PROFESSIONALS	611.10	Dispatcher Temp Services
EXPRESS EMPLOYMENT PROFESSIONALS	700.00	Temp Custodial Services
EXPRESS EMPLOYMENT PROFESSIONALS	696.60	Dispatcher Temp Services
EXPRESS EMPLOYMENT PROFESSIONALS	1,076.75	Temporary Administrative Assistant for HR
FEDEX	10.09	Fed X Shipping Fee-Water Bottle Sample - Lead
FEHR-GRAHAM & ASSOCIATES LLC	215.50	WELU PARK PLAYGROUND CONSULTATION/ENGAGEMENT
FERGUSON WATER WORKS SUPPLY #2516	2,309.68	PARTS FOR TAPPING MACHINE
FERGUSON WATER WORKS SUPPLY #2516	312,500.00	R900 MIU CHANGE OUT PROGRAM
FERGUSON WATER WORKS SUPPLY #2516	19,519.50	METERS FOR METER STOCK
FERGUSON WATER WORKS SUPPLY #2516	2,238.00	4"MACH 10 UME USG FOR METER STOCK
Floratine Central Turf Products	1,685.00	TURF CHEMICALS
Full Bohr Concrete	3,434.82	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	4,008.90	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	1,198.60	2025 Concrete Work ROW 8 Locations

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Full Bohr Concrete	1,141.63	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	560.81	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	18,565.91	2025 Concrete work ROW North End
Full Bohr Concrete	4,033.88	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	12,814.97	2025 Concrete work in the public row
Full Bohr Concrete	851.22	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	2,726.46	2025 Concrete Work ROW 8 Locations
Full Bohr Concrete	3,874.56	2025 Concrete Work ROW 8 Locations
G & R TREE SERVICE INC	1,400.00	TREE REMOVAL-STORM DAMAGE
G & R TREE SERVICE INC	1,800.00	TREE REMOVAL-STORM DAMAGE
GENUINE PARTS COMPANY INC	49.36	UNIT# 4921 Spark Plugs, Air & Oil Filters
GENUINE PARTS COMPANY INC	(96.16)	STOCK - Air Filters
GENUINE PARTS COMPANY INC	173.56	STOCK - Cabin Air & Engine Oil Filters
GENUINE PARTS COMPANY INC	20.76	STOCK - Engine Oil Filters
GENUINE PARTS COMPANY INC	23.44	STOCK - Oil Filters and DS Penetrant
GENUINE PARTS COMPANY INC	5.40	STOCK - Hydraulic Filter
GENUINE PARTS COMPANY INC	26.88	UNIT# 2104 Replace Air Filter / Transmission Fluid
GENUINE PARTS COMPANY INC	67.44	STOCK - Minibus Hersee Parts
GILLIG LLC	1,741.56	STOCK - Axle Brake Kit
GILLIG LLC	394.40	STOCK - Slack Brake Adjuster Right & Left
GILLIG LLC	400.04	STOCK - Air Leaf Springs - Buses
GILLIG LLC	962.88	STOCK - Amber Lamps & Filter Element
GOODYEAR TIRE & RUBBER	2,545.87	Goodyear Tires June 25
GRAYMONT WESTERN LIME INC	5,442.04	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,374.20	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,480.20	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,463.24	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,512.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,531.08	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
HACH CHEMICAL COMPANY	474.32	LABORATORY SUPPLIES FOR WATER TREATMENT PLANT
HDR ENGINEERING INC	12,208.95	FY25 Annual Services 03/30-05/03/25
HORNUNG'S GOLF PRODUCTS, INC.	87.15	PRO SHOP ITEMS
I & S Group, Inc.	165.00	Prof Svcs - Pretreatment Program Assistance
IMWCA	81,081.00	Work Comp Premium - 7 Installments - Install #1
IMWCA	2,500.00	Work Comp Quarterly Fees - Quarter One
INGRAM LIBRARY SERVICES INC.	1,631.49	Circulating materials Adult library collection
INGRAM LIBRARY SERVICES INC.	239.28	Children's books for collection
INGRAM LIBRARY SERVICES INC.	25.81	Teen/Young Adult Materials for Collection
INGRAM LIBRARY SERVICES INC.	4,705.05	Circulating materials Adult library collection
INTERSTATE PIPE & SUPPLY	89.32	Gaskets for Clarifier Piping to replace 2 valves
IOWA DEPARTMENT OF PUBLIC SAFETY	200.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	200.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	150.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fees
IOWA GOLF ASSOCIATION	75.00	HANDICAPS- MEMBERSHIP FEES
IOWA POLICE CHIEFS ASSOCIATION	100.00	Full Color Decals ILEAP
IPS Group Inc	87.68	Lcstrp/Intrmp Kiosk CC Paper Roll
IPS Group Inc	80.29	Lcstrp/Intrmp Kiosk CC Transaction and Gateway Fee
IPS Group Inc	73.53	Lcstrp/Intrmp Kiosk CC Transaction and Gateway Fee
IPS Group Inc	157.60	Lcstrp/Intrmp Kiosk CC Transaction and Gateway Fee
IPS Group Inc	137.26	Lcstrp/Intrmp Kiosk CC Transaction and Gateway Fee
J & R SUPPLY COMPANY	5,950.00	Manhole Markers
J & R SUPPLY COMPANY	8,880.00	10" REPAIR COUPLINGS FOR WATER MAINS
J & R SUPPLY COMPANY	6,085.00	VALVES FOR WATERMAINS/TOOLS FOR HYDRANTS
J & R SUPPLY COMPANY	1,650.25	Fittings for Fire Hydrant near excess flow tank
J & R SUPPLY COMPANY	1,500.00	Valves for Clarifier - one was returned
JAEGER PLUMBING & PUMP INC	151.39	Intermodal facility bathroom repair
JAEGER PLUMBING & PUMP INC	180.00	Intermodal facility bathroom repair
JAEGER PLUMBING & PUMP INC	222.41	JOTC bathroom repair
JAEGER PLUMBING & PUMP INC	309.50	JOTC bathroom repair
JEREMY E RUDD	400.00	23-24AOTR/"Longing"

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
John E Bannon	400.00	23-24AOTR/"Drop"
JOHN KNABEL	150.00	SOFTBALL FIELD RENTAL REFUND DUE TO WEATHER
Joseph Link	368.00	GFOA 2025 Conference Per Diem
Key Lime Air Corp	363,468.77	MRG for May Service
KILBURG EQUIPMENT LLC	937.84	UNIT # 3216 Replace Torque and Idler Bearings
KILBURG EQUIPMENT LLC	833.79	UNIT# 3216 Replace Torque Arms RH 7 LH
Korrin Schriver	1,962.00	FY2026 USDA Contractor Agreement_ReEvolution Farms
KURT P WELAND	125.00	SOFTBALL UMPIRE
Laila Sunders	60.20	Mileage Reimbursement
LEE CONNER	210.00	SOFTBALL FIELD RENTAL REFUND DUE TO WEATHER
LESLEIN TRUCKING	21,152.25	FY2026 BLANKET PO - SLUDGE HAULING SERVICES
LIBRARY IDEAS LLC	48.56	Vox Books for Children's Collection
LIME ROCK SPRINGS CO	254.06	BEVERAGES THROUGH JUNE 2026
LIME ROCK SPRINGS CO	693.29	BEVERAGES THROUGH JUNE 2026
LUCAS M GONYIER	179.23	Reimbursement for trip to Orlando FL
Luke Achterberg	400.00	23-24AOTR/"Intersections"
Lyons Logging and Tree Care Inc.	1,070.00	TREE REMOVAL-GRANDVIEW
MACQUEEN EQUIPMENT GROUP	192.00	Repair-SCBA Unit
MACQUEEN EQUIPMENT GROUP	308.96	UNIT# 4007 Brake Valve Spool
MACQUEEN EQUIPMENT GROUP	340.12	UNIT# 4007 Replace Pressure Switch
MACQUEEN EQUIPMENT GROUP	619.93	UNIT# 4007 Replace Compensator Valve
MARK J PORTZ	268.58	Per Diem CTK Evidence Based Interview
Mark V Hall	400.00	23-24AOTR/"Harmony"
MARTIN EQUIPMENT OF IL INC	43.35	UNIT# 3453 Replacement Parts: Retainer & Pin
MARTIN EQUIPMENT OF IL INC	182.97	UNIT #3453 Replacement Parts:
MARTIN EQUIPMENT OF IL INC	29.28	UNIT# 3453 Cap Screw
MEDIACOM	236.90	FY26 INTERNET FOR POD MARINA
MEDICAL ASSOCIATES HEALTH PLAN	86.78	AMBULANCE REFUND
MEDICAL ASSOCIATES HEALTH PLANS	430.95	AMBULANCE REFUND
MEDICAL ASSOCIATES HEALTH PLANS	433.67	AMBULANCE REFUND
MEDICAL ASSOCIATES HEALTH PLANS	339.27	AMBULANCE REFUND
MERCY MEDICAL CENTER	600.00	EMS Pharmacy Fees
MICHAEL J SULLIVAN	225.00	SOFTBALL UMPIRE
MIDWEST TAPE LLC	411.67	Adult DVDs, BluRays, CD Audio for collection
MIKE FINNIN FORD LLC	250.46	UNIT# 2301 Replacement Parts
MODERN PIPING INC	2,358.61	Repair of water leak
MOLO OIL COMPANY	124.94	5th & Bluff RR Repair
MOLO PETROLEUM LLC	537.60	Landfill fluids- Kost Global HD ELC (yellow) 55-ga
MTI DISTRIBUTING INC	549.56	TORO PARTS
MTI DISTRIBUTING INC	756.85	TORO PARTS
MUNICIPAL COLLECTIONS OF AMERICA IN	66.01	Collection Fees for Utility Billing
MYERS-COX CO	506.54	MISC FOOD PRODUCTS- MCALEECE
MYERS-COX CO	128.06	MISC FOOD PRODUCTS
MYERS-COX CO	844.20	MISC FOOD PRODUCTS
MYERS-COX CO	691.37	MISC FOOD PRODUCTS- FLORA POOL
MYERS-COX CO	335.74	MISC FOOD PRODUCTS- FLORA POOL
NICHOLAS A SOPPE	85.00	Per Diem Superior Sniper Competition
NICHOLAS EDWARDS, MD	3,333.33	EMS Director Yearly Salary for EMS Support FY26
Nicolas Farfan	100.00	SOFTBALL UMPIRE
Nicole Beck	400.00	AOTR 2025-2026 Exhibiting Artist –"Oscill8
NORLAB INC	1,156.00	STOCK - Liquid Powder Tracing Dye
Norma Koetz	45.00	FLAG REPAIRS
NORTHWEST MECHANICAL INC	1,349.68	Intermodal Facility - Service Call for reheat coil
NORTHWEST MECHANICAL INC	1,190.00	Intermodal Facility - Service Call for Floor Heat
O'REILLY AUTOMOTIVE INC	502.14	UNIT# 130004 Replace Battery
O'REILLY AUTOMOTIVE INC	16.99	UNIT# 3911 24 Oz Transfix
O'REILLY AUTOMOTIVE INC	179.80	STOCK - Wiper Blades
O'REILLY AUTOMOTIVE INC	48.60	UNIT# 2301 Replace Wiper Arm
ORIGIN DESIGN CO	830.01	PROF.SVCS CITY WIDE DIST SYS, STOR.PMPNG
ORKIN LLC	80.40	Pest Control for the Landfill 07/17/25
OVERDRIVE INC	974.39	Downloadable Ebooks and EAudio for Adult Collectio

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
OVERHEAD DOOR COMPANY	131.75	Garage Door Service at Annex
PAMELA J CONNOLLY	504.00	SUMMER 2025 FAST KIDZ RUNNING CLASS
PARK PLANET	1,882.00	BENCH SHADE AND HARDWARE- MIRACLE LEAGUE
PEGGY S ABIDI	133.80	MILEAGE REIMBURSEMENT-ABIDI
PETDATA	4,156.00	Pet Data Fees 2025
PIGOTT INC.	326.74	Chair in control room
PITNEY BOWES INC	(124.30)	Postage machine supplies
PITNEY BOWES INC	(355.77)	Postage machine supplies
PITNEY BOWES INC	1,500.00	Pre Pay Postage
PLANET TECHNOLOGIES INC	146.40	Power automate license
PORTZEN CONSTRUCTION INC	941.60	REPLACED BROKEN PIPING AT FLORA POOL
PRECISE MRM LLC	360.00	Precise Fleet Mgmt Software
Premium Plant Services Inc	3,294.25	Black Mildew Removal
PRO TRACK AND TENNIS, INC.	19,400.00	VETERANS PICKLEBALL COURT RESURFACING
PROQUEST LLC	2,816.17	Ancestry, Heritage Quest, Historical News Database
R & J Window Cleaning LLC	275.00	WINDOW CLEANING- POD MARINA
RACOM CORPORATION	5,655.90	NEW CAMERA AND FIBER FOR MCALEECE
RACOM CORPORATION	540.00	Radio Earpieces/Antennas
RACOM CORPORATION	6,075.68	RADIO MAINTENANCE AGREEMENT -PARKS FY26
RAM SERVICES LLC	100.00	2015 Kniest St Radon Testing
RAM SERVICES LLC	200.00	2687 Jackson Radon testing
RAPIDS REPRODUCTION INC	259.12	Printing Service Iowa St Ramp Project
RILCO, Inc	639.75	Def Bulk / Rotella ELC 50/50 Bulk
RIVER CITY STONE	343.88	JUL-DEC Various Stone
RIVER CITY STONE	1,674.41	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	25.29	LIME FOR BALL FIELDS
RIVER CITY STONE	649.34	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	1,818.54	JUL-DEC Various Stone
RIVER CITY STONE	230.57	JUL-DEC Various Stone
RIVER CITY STONE	907.90	JUL-DEC Various Stone
RIVER CITY STONE	139.83	FY2026 BLANKET PO - ROCK/STONE FILL FOR WATER MAIN
RIVER CITY STONE	24.68	STONE FOR VETS SIDEWALK PROJECT
RIVER CITY STONE	840.46	JUL-DEC Various Stone
Ronald V Burbach	1,932.00	Parking Lot Weed Control
ROWELL CHEMICAL CORP	8,656.73	FY25-26 SODIUM HYPOCHLORITE BLANKET ORDER FOR WATE
RTN Publishing Company	599.00	AOTR Advertising/Inv#4111JJ
SADLER POWER TRAIN INC	46.69	UNIT# 1916 Mini-LED Flood Work Lamp
SADLER POWER TRAIN INC	17.39	UNIT# 3411 Collar Lock Clevis Kit
SAFEGUARD BUSINESS SYSTEMS INC	705.16	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	463.04	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	950.00	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	1,346.12	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	1,102.32	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	520.48	Promotional Materials for Fire Prevention
SAFEGUARD BUSINESS SYSTEMS INC	942.55	Promotional Materials for Fire Prevention
SAFETY VISION	6,628.81	Parking Car Camera Installation
Samuel Koenig	1,350.00	SUMMER 2025 LORAS COLLEGE SOCCER CAMP
Schadl Incorporated	999.44	ST2-Roof drain clogged and sitting with water
Schadl Incorporated	914.16	ST2-Roof drain clogged and sitting with water
Schadl Incorporated	600.12	ST2-Men's Urinal Overflowing
SCOTT PAPE	45.00	AMBULANCE REFUND
SEDONA STAFFING	609.00	Hours Worked - Admin Support - 05/18/25
SEDONA STAFFING	304.50	Hours Worked - Admin Support - 05/25/25
SEDONA STAFFING	502.43	Hours Worked - Admin Support - 06/01/25
SEDONA STAFFING	609.00	Hours Worked - Admin Support - 06/08/25
SEDONA STAFFING	555.71	Hours Worked - Admin Support - 06/15/25
SEDONA STAFFING	609.00	Hours Worked - Admin Support - 06/29/25
SEDONA STAFFING	578.55	Hours Worked - Admin Support - 07/06/25
SEDONA STAFFING	609.00	Hours Worked - Admin Support - 07/13/25
Seiler Instrument & MFG Co Inc	67,682.05	GPS Robotic Total Station
SHANE C HOEPER	68.00	Travel reimbursement for Shane Hoeper

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
SHEET METAL WORKERS LOCAL UNION #19	5.54	AMBULANCE REFUND
Shive-Hattery Inc	19,606.02	Engineering Services for Hdq. Mechanical Systems
SPAHN & ROSE LUMBER	33.62	LUMBER TO CLOSE UP 2540 ELM
SPX CORPORATION	27,776.21	Genfare SPX Link Hosting 7/1/25-6/30/26
SPX CORPORATION	157.25	Genfare Mobile Ticketing June 25
State of Iowa Dept of Inspections and Appeals	40.00	ANNUAL BOILER INSPECTION- POD MARINA
STONE HOLLOW	640.00	K9 Boarding Zeke
STOP STICK LTD	1,365.00	Stop Sticks
STRAND ASSOCIATES INC	5,910.00	Structure 75 Boiler Room Modifications
STRAND ASSOCIATES INC	8,681.39	WRRRC SCADA Computer Replacement-Tsk 25-06
STRAND ASSOCIATES INC	1,110.00	Structure 75 Boiler Room Modifications
STRAND ASSOCIATES INC	770.00	WTP & Water Dist.Sys SCADA Upgrade
STRAND ASSOCIATES INC	642.42	WELL NO. 11 SOURCE WATER-CONSULTANT SVCS
STRAND ASSOCIATES INC	1,580.04	WRRRC Drying Pad & Cost to Treat Analysis
STRAND ASSOCIATES INC	3,453.29	WRRRC Roadmap-Single Shift Operations/SCADA Review
STRAND ASSOCIATES INC	3,683.55	WRRRC Assistance - Post 12/4/24 Event
SUSAN A DAVIS	51.00	Travel Reimbursement 7/18-7/19/25
Tanya M Neal	79.80	Mileage Reimbursement
TERRACON CONSULTANTS INC	265.96	Terracon Task Order Amphitheater
THE FISCHER COMPANIES	160.00	FY26 Parking Althoff, AC, Link, Murphy - Blanket
THE FISCHER COMPANIES	40.00	Parking Spot-Media Services
THE LOCKSMITH EXPRESS	155.00	SERVICING MARINA GAS PUMP DOOR LOCK
THE LOCKSMITH EXPRESS	14.00	NEW SECURITY KEYS FOR WATER TREATMENT PLANT
THE METRIX COMPANY	334.36	Franchise Fee FY26
THEISENS INC	6.99	STRAWBALES FOR MURPHY PARK
Theodore B Kruse	218.75	Meal Stipend for Cedar Rapids Academy
THOMPSON TIRE & RETREAD	1,799.00	STOCK - Wrangler LT225/75?R16 Tires
THOMPSON TIRE & RETREAD	170.00	UNIT# 2301 (2) New Tires for Unit
THOMPSON TIRE & RETREAD	1,270.54	UNIT# 540006 Replace (2) Tires on Unit
THOMPSON TIRE & RETREAD	666.12	UNIT# 2104 Police Car (4) New Tires
THOMPSON TIRE & RETREAD	1,085.88	UNIT# 3412 Replace (4) Tires on Unit
THOMPSON TIRE & RETREAD	647.74	UNIT# 3233 Replace (2) Tires on Unit
THOMPSON TIRE & RETREAD	636.27	UNIT# 3401 Replace (2) Tires on Unit
THOMPSON TIRE & RETREAD	255.72	UNIT# 540009 Replace (1) Bad Tire
THOMPSON TIRE & RETREAD	1,588.43	UNIT# 3404 Replace (4) Tires / Refurbish (4) Tires
THREE RIVERS FS INC	1,975.31	LF BIO #2 DYED
THREE RIVERS FS INC	282.00	LF SPECTRA LUBE RED GREASE #2 TUBE
Tim Adams	400.00	23-24AOTR/"Prairie Tussocks"
Tim Adams	400.00	AOTR 2025-2026 Exhibiting Artist –"Lupine"
TIMOTHY L SPECHT	18,140.00	767 Nevada Specht Invoice 2
TIMOTHY P GOTTSCHALK	200.00	SOFTBALL UMPIRE
TOWER OPTICAL COMPANY	113.09	VIEWING TOWERS -EPP
TRI CITY ELECTRIC COMPANY OF IA	6,930.00	Bld #45 - Generator Circuit Breaker
UNISON SOLUTIONS INC	275.00	Monthly Analysis of H2S for Air Permit compliance
UNITED HEALTHCARE	152.76	AMBULANCE REFUND
UNIVAR SOLUTIONS USA INC	10,290.20	FLUOROSILIC ACID FOR WATER TREATMENT (FLUORIDE)
UNIVERSITY OF DUBUQUE	50.00	Fall Career Fair
US Foods	540.27	MISC FOOD PRODUCTS FOR BHGC
US Peroxide LLC	13,098.90	Chemical Dosing at the WRRRC - FY25-26
US Peroxide LLC	15,754.68	Chemical Dosing at the WRRRC - FY25-26
VAN METER INDUSTRIAL INC	188.58	STOCK - LED Lights
VANGUARD COUNTERTOPS INC	1,715.00	Cabinet for Planning
Veolia Water Technologies Treatment Solutions USA	7,727.70	UV System Cable & Harness Replacement
VERIZON WIRELESS SERVICES LLC	100.33	Fixed Route Signs Data
VERIZON WIRELESS SERVICES LLC	353.88	Fixed Route Rangers Data
Vestis Group Inc (f/k/a Aramark)	112.79	Linens, tablecloths, cleaning cloths
WELLMARK BLUE CROSS & BLUE SHIELD OF IOWA	364.30	AMBULANCE REFUND
WELLPOINT	2,023.74	AMBULANCE REFUND
WELLPOINT	112.05	AMBULANCE REFUND
WELU PRINTING COMPANY	167.44	Division Contact Info Cards
WELU PRINTING COMPANY	43.13	FY26 Welu Printing-Business Cards

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
WELU PRINTING COMPANY	57.43	Business cards for Kristen Dietz
WELU PRINTING COMPANY	43.13	FY26 Welu Printing-Business Cards
WESTMINSTER PRESBYTERIAN CHURCH	2,500.00	SD Grant-Garden Beds-Westminster Presbyterian
WK CONSTRUCTION CO INC	12,963.11	Asphalt Profile Milling Services
	<u>\$ 2,211,341.82</u>	

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
260100062	7/23/2025	7G DISTRIBUTING LLC	\$ 1,121.90	Alcohol purchase recreation
518350	7/30/2025	A&B CONSTRUCTION LTD	6,900.00	Purina Drive Salt Storage Fabric Cover Repair
518206	7/17/2025	ACE CONSTRUCTION-DUBUQUE,LLC AND DUBUQUE COUNTY,IA	20,000.00	ACE CONDEMNATION
1015157	7/23/2025	A-L-L EQUIPMENT	947.50	Air Compressor Maintenance - Bld #20 - 06/18/25
518330	7/30/2025	ALLIANT ENERGY	305.09	FY 2026 Energy Costs for Various Locations
518330	7/30/2025	ALLIANT ENERGY	4,098.48	FY 26 City Hall Electricity
518330	7/30/2025	ALLIANT ENERGY	7,716.08	ELECTRIC BILLS FOR FY26
518331	7/30/2025	ALLIANT ENERGY	24.96	FY26 2356 Washington St Electric
518331	7/30/2025	ALLIANT ENERGY	0.62	FY26 510 E 22nd St Camera Electric
518331	7/30/2025	ALLIANT ENERGY	38.15	FY26 411 E 15th St Blum Bldg Electric
518330	7/30/2025	ALLIANT ENERGY	78.87	FY26 411 E 15th St Blum Bldg Electric
518331	7/30/2025	ALLIANT ENERGY	35.29	FY26 2543 White SCADA Electric
518330	7/30/2025	ALLIANT ENERGY	470.08	FY26 1805 Central LA Electric
518330	7/30/2025	ALLIANT ENERGY	1,598.12	FY26 1503 W 3rd Electric
518330	7/30/2025	ALLIANT ENERGY	578.95	FY26 1805 Central LB Electric
518330	7/30/2025	ALLIANT ENERGY	47,570.21	FY 2026 Energy Costs for Various Locations
518330	7/30/2025	ALLIANT ENERGY	1,410.53	FY 2026 Energy Costs for Various Locations
518330	7/30/2025	ALLIANT ENERGY	99.65	Alliant 6477860931 12th Elm Lot FY26
518331	7/30/2025	ALLIANT ENERGY	31.66	ELECTRIC BILLS FOR FY26
518330	7/30/2025	ALLIANT ENERGY	1,909.26	Alliant 1522511000 5th St Ramp FY26
518330	7/30/2025	ALLIANT ENERGY	367.56	Alliant 1477501000 5th Bell Lot FY26
518330	7/30/2025	ALLIANT ENERGY	1,907.49	Alliant 1406331000 Intermodal Ramp FY26
518331	7/30/2025	ALLIANT ENERGY	24.20	Alliant 0539621000 12th Bluff Lot FY26
518330	7/30/2025	ALLIANT ENERGY	2,812.69	0557811000 PORT RAMP FY26
518330	7/30/2025	ALLIANT ENERGY	1,137.70	0557811000 PORT RAMP FY26
518330	7/30/2025	ALLIANT ENERGY	7,385.26	ALLIANT 4392701000 Ramps/Lots FY26
518330	7/30/2025	ALLIANT ENERGY	99.40	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	28.29	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	27.76	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	9.98	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	25.15	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	85.08	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	231.10	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	1,825.20	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	60.57	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	39.20	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	1,196.69	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	411.90	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	218.12	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	1,003.97	Blanket Purchase Order - Monthly Electric Service
518331	7/30/2025	ALLIANT ENERGY	14.76	Blanket Purchase Order - Monthly Electric Service
518330	7/30/2025	ALLIANT ENERGY	170.14	Blanket Purchase Order - Monthly Electric Service
1015208	7/30/2025	ALYSSA N KLAUITTER	410.02	Per Diem SFST Instructor Certification
1015203	7/30/2025	AUSTIN J WEITZ	85.00	Superior Sniper Competition
1015180	7/30/2025	AV FUEL	108.44	Blanket Purchase Order - Aviation Fuel
1015180	7/30/2025	AV FUEL	35.00	Blanket Purchase Order - Aviation Fuel
1015180	7/30/2025	AV FUEL	56.14	Blanket Purchase Order - Aviation Fuel
1015180	7/30/2025	AV FUEL	478.11	Blanket Purchase Order - Aviation Fuel
1015180	7/30/2025	AV FUEL	35.00	Blanket Purchase Order - Aviation Fuel
1015170	7/23/2025	BARD MATERIALS CENTRAL	4,709.26	06/01-06/05 curbs/ramps
1015170	7/23/2025	BARD MATERIALS CENTRAL	359.80	32nd & Jackson Storm Undermine
1015170	7/23/2025	BARD MATERIALS CENTRAL	4,106.78	CONCRETE FOR UNION AT THE MARINA
1015170	7/23/2025	BARD MATERIALS CENTRAL	1,566.45	1933 North Grandview
1015170	7/23/2025	BARD MATERIALS CENTRAL	2,737.86	486 West Third
1015170	7/23/2025	BARD MATERIALS CENTRAL	619.60	2320 Clark Crest Drive
1015170	7/23/2025	BARD MATERIALS CENTRAL	1,352.40	Bennett & Algona
1015170	7/23/2025	BARD MATERIALS CENTRAL	502.63	Mt Caramel Pump Station
1015170	7/23/2025	BARD MATERIALS CENTRAL	261.05	3091 Asbury Road
1015170	7/23/2025	BARD MATERIALS CENTRAL	3,059.95	Various Concrete Products
1015170	7/23/2025	BARD MATERIALS CENTRAL	509.80	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	1,127.35	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	2,038.12	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	905.25	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	595.15	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	1,952.08	Various Concrete Products
1015228	7/30/2025	BARD MATERIALS CENTRAL	489.70	Various Concrete Products
260100048	7/18/2025	BC/BS OF IOWA/WEELMARK	309,965.06	Wellmark Weekly
518347	7/30/2025	BERNARD COMMUNICATIONS COMPANY	99.95	Blanket Purchase Order - Monthly Public Wi-Fi
1015171	7/23/2025	BEST BEST & KRIEGER LLP	1,425.00	legal services for cell towers
1015171	7/23/2025	BEST BEST & KRIEGER LLP	3,206.00	legal services for cell towers
1015158	7/23/2025	BIECHLER ELECTRIC INC	277.91	Blanket Purchase Order - Building Maintenance
1015158	7/23/2025	BIECHLER ELECTRIC INC	110.00	Blanket Purchase Order - Building Maintenance
1015158	7/23/2025	BIECHLER ELECTRIC INC	254.24	Blanket Purchase Order - Building Maintenance
1015158	7/23/2025	BIECHLER ELECTRIC INC	239.30	Blanket Purchase Order - Building Maintenance
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	76.88	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.99	FY2026 BLANKET PO - GAS COSTS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	45.81	FY2026 BLANKET PO - GAS COSTS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	43.80	FY2026 BLANKET PO - GAS COSTS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.99	FY2026 BLANKET PO - GAS COSTS

7/31/2025 3:59:03 PM

1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	521.05	NATURAL GAS FOR FY26
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.94	NATURAL GAS FOR FY26
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.94	NATURAL GAS FOR FY26
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.94	NATURAL GAS FOR FY26
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	89.90	NATURAL GAS FOR FY26
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	119.44	FY26 350 W 6th St Federal Bldg Natural Gas
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	44.06	FY26 1805 Central Ste 2
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	69.25	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	47.34	FY26 1157 Central Colts and MFC Bldg
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	60.75	FY26-UTILITY EXPENSE -GAS FOR 6 STATIONS
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	53.29	FY26 1101 Central Colts and MFC Bldg Natural Gas
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	66.23	FY26 350 W 6th St Federal Bldg Natural Gas
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	45.47	FY26 1310 Main St Annex Natural Gas
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	45.40	Blanket Purchase Order - Monthly Gas Service
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.97	Blanket Purchase Order - Monthly Gas Service
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	42.99	Blanket Purchase Order - Monthly Gas Service
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	59.53	Blanket Purchase Order - Monthly Gas Service
1015178	7/30/2025	BLACK HILLS/IOWA GAS UTILITY CO	47.83	Blanket Purchase Order - Monthly Gas Service
518352	7/30/2025	Bradley M Cavanagh	253.35	6/19 US Conference of Mayors Mtg_Tampa FL
1015214	7/30/2025	Brandon Barbour	100.00	Per Diem 2025 GTSP Conference
1015206	7/30/2025	BRENDAN B NUGENT	200.00	Per Diem CTK-Evidence Based Training
1015176	7/23/2025	BYWATER SOLUTIONS LLC	8,293.00	ILS support and hosting
1015176	7/23/2025	BYWATER SOLUTIONS LLC	16,095.00	ILS support and hosting
1015177	7/23/2025	CAPITAL SANITARY	202.56	JANITORIAL SUPPLIES FOR PARKS
1015177	7/23/2025	CAPITAL SANITARY	360.92	JANITORIAL SUPPLIES- FLORA POOL
1015177	7/23/2025	CAPITAL SANITARY	209.84	ST3-Janitorial Supplies
1015177	7/23/2025	CAPITAL SANITARY	271.84	JANITORIAL SUPPLIES FOR PARKS
1015177	7/23/2025	CAPITAL SANITARY	438.80	JANITORIAL SUPPLIES FOR PARKS
1015177	7/23/2025	CAPITAL SANITARY	210.64	ST5-Janitorial Supplies
1015177	7/23/2025	CAPITAL SANITARY	54.55	HDQ & ST 3-Janitorial Supplies
1015177	7/23/2025	CAPITAL SANITARY	109.10	HDQ & ST 3-Janitorial Supplies
1015177	7/23/2025	CAPITAL SANITARY	363.16	Janitorial Supplies
1015177	7/23/2025	CAPITAL SANITARY	336.63	MISC SUPPLIES- BHGC
1015177	7/23/2025	CAPITAL SANITARY	64.23	POOL SUPPLIES
1015177	7/23/2025	CAPITAL SANITARY	50.73	JANITORIAL SUPPLIES FOR PARKS
1015232	7/30/2025	CAPITAL SANITARY	453.14	Janitorial Supplies - Intermodal Building
1015232	7/30/2025	CAPITAL SANITARY	58.60	Janitorial Supplies - JOTC building
1015232	7/30/2025	CAPITAL SANITARY	67.96	Janitorial Supplies - Intermodal
1015232	7/30/2025	CAPITAL SANITARY	125.17	SUPPLIES FOR POD MARINA
260100006	7/18/2025	CENTURY LINK	84.98	FY26 CL Phone Charges
260100008	7/20/2025	CENTURY LINK	0.15	FY26 CL Phone Charges
260100009	7/20/2025	CENTURY LINK	206.81	FY26 CL Phone Charges
1015181	7/30/2025	CINTAS CORP	35.00	JANITORIAL SUPPLIES- BHGC
518332	7/30/2025	CITY OF DUBUQUE - UB	10.65	2414 Windsor Ave
1015159	7/23/2025	COMELEC SERVICES INC	120.00	KDUB Tower Fees - 8 Units - FY26
518349	7/30/2025	CONSOLIDATED FLEET SERVICES INC	3,709.00	UNIT# 1916 Fire Truck Ladder Testing
1015200	7/30/2025	CONSTELLATION NEW ENERGY GAS DIV	2,374.38	Utility gas for library
1015215	7/30/2025	ConvergeOne Inc	11,401.02	Move to Medline - Services
518355	7/30/2025	Crawford, Murphy & Tilly, Inc	3,054.04	Terminal Exit Lane Improvements design phase servi
1015220	7/30/2025	D & K PRODUCTS	477.00	TURF CHEMICALS
1015189	7/30/2025	DAVID A NESS	336.70	April-June 2025 Mileage
518205	7/17/2025	David Arbogast	15,398.50	Motor Analysis of Fire Stations, City Hall, MFC, E
1015196	7/30/2025	DITTMER RECYCLING INC	2,480.17	Franchise Fee FY26
518333	7/30/2025	DUBUQUE COMMUNITY SCHOOL DIST	842.03	Franchise Fee FY26
1015182	7/30/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	2,042.91	Franchise Fee FY26
1015182	7/30/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	119.64	Franchise Fee FY26
518334	7/30/2025	DUBUQUE COUNTY SHERIFF	238.00	Sheriff Services for JUNE 2025
1015172	7/23/2025	DUBUQUELAND DOOR COMPANY	453.24	LF- RCC s door acting up & middle not opening
1015172	7/23/2025	DUBUQUELAND DOOR COMPANY	746.03	MSC- Door 13 not working
1015229	7/30/2025	DUBUQUELAND DOOR COMPANY	221.03	LF- Door #3 needs limited adjusted
1015201	7/30/2025	EASTERN IOWA EXCAV & CONCRETE LLC	19,855.00	Iowa Amphitheater Schmitt Island Bid Pkg 1
518346	7/30/2025	EDWARDS CAST STONE COMPANY	26.54	Franchise Fee FY26
518346	7/30/2025	EDWARDS CAST STONE COMPANY	274.84	Franchise Fee FY26
1015198	7/30/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,252.68	C063 - Administrative Assistant 07/13/25
1015198	7/30/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,228.59	C063 - Administrative Assistant 06/08/25
1015198	7/30/2025	EXPRESS EMPLOYMENT PROFESSIONALS	513.92	C063 - Administrative Assistant 06/29/25
1015198	7/30/2025	EXPRESS EMPLOYMENT PROFESSIONALS	963.60	C063 - Administrative Assistant 07/06/25
518335	7/30/2025	GEISLER BROTHERS COMPANY	794.85	Intermodal service call - Broken Belt in HVAC Unit
1015219	7/30/2025	GENUINE PARTS COMPANY INC	419.72	STOCK - Filters, Halogen Beams, Motor Oil
518336	7/30/2025	GIESE SHEET METAL CO INC	45,647.50	ImOn Ice Arena Dehumidification System Upgrade Pro
518336	7/30/2025	GIESE SHEET METAL CO INC	281.25	MSC-AC not working 07/18
1015216	7/30/2025	Haley D Francke	114.80	Mileage Reimbursement
1015184	7/30/2025	HDR ENGINEERING INC	1,436.62	FY25 Annual Services
1015184	7/30/2025	HDR ENGINEERING INC	10,673.52	FY25 Annual Services
1015184	7/30/2025	HDR ENGINEERING INC	1,611.48	Sanitary Sewer Asset Mgmt Plan
1015184	7/30/2025	HDR ENGINEERING INC	14,542.50	Sanitary Sewer Asset Mgmt Plan
1015184	7/30/2025	HDR ENGINEERING INC	5,195.00	Sanitary Sewer Asset Mgmt Plan
518337	7/30/2025	HOLY FAMILY CATHOLIC SCHOOLS	56.79	Franchise Fee FY26
518337	7/30/2025	HOLY FAMILY CATHOLIC SCHOOLS	2,200.90	Franchise Fee FY26
260100038	7/18/2025	IOWA BEVERAGE SYSTEMS INC	544.25	Alcohol Purchases - Recreation
260100064	7/25/2025	IOWA BEVERAGE SYSTEMS INC	714.60	Alcohol Purchases - Recreation
518341	7/30/2025	IOWA COMMUNITIES ASSURANCE POOL	6,153.60	FY26 Damage Claims

7/31/2025 3:59:03 PM

518341	7/30/2025	IOWA COMMUNITIES ASSURANCE POOL	2,837.50	FY26 Damage Claims
518341	7/30/2025	IOWA COMMUNITIES ASSURANCE POOL	3,930.97	FY26 Damage Claims
260100063	7/22/2025	IOWA COMMUNITIES ASSURANCE POOL	230.00	ICAP Insurance
1015204	7/30/2025	IOWA DEPARTMENT OF HUMAN SERVICES	103,986.08	GEMT Claims for July 2025
518358	7/30/2025	Iron Creek Group LLC	2,279.17	FY26 Rent for 300 Main, Suite 330
1015202	7/30/2025	IRTH SOLUTIONS LLC	10,330.24	Utilisphre Fixed Subscription Fees-Locate Tickets
1015185	7/30/2025	JAEGER PLUMBING & PUMP INC	917.99	PW- Emergency Repair Water Line 1921 N Grandview
1015211	7/30/2025	Jason D Lehman	456.30	JDL 2025 Upper MidWest Employment Law Conference
1015186	7/30/2025	JEREMY R JENSEN	444.50	Per Diem EQ Conference Spain
1015218	7/30/2025	John Wiley	297.40	Travel Reim - IAWEA Conference - IA City
1015188	7/30/2025	JOSEPH A MESSERICH	150.00	Per Diem FBINAA School Shooting Prevention
1015213	7/30/2025	Justyna Miranda	2,050.00	SD Grant-Irrigation and Reusable Containers-City G
518362	7/30/2025	KATIE SCHNERING	56.00	Avelo parking reimbursment
1015174	7/23/2025	KIECKS CAREER APPAREL	429.97	Uniform Navy Blauers
518359	7/30/2025	KLEIN, SCOTT M	168.90	UB 20483 3370 CENTER GROVE
1015160	7/23/2025	KONE INC	200.00	Elevator Maintenance - FY26
1015173	7/23/2025	LIBERTY TIRE RECYCLING LLC	16,249.57	LF- Tire Recycling
1015173	7/23/2025	LIBERTY TIRE RECYCLING LLC	4,460.50	LF- Tire Recycling
1015230	7/30/2025	LIBERTY TIRE RECYCLING LLC	7,734.01	LF- Tire Recycling
518338	7/30/2025	LIME ROCK SPRINGS CO	73.85	BEVERAGES THROUGH JUNE 2026
518338	7/30/2025	LIME ROCK SPRINGS CO	423.86	BEVERAGES THROUGH JUNE 2026
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	2,276.60	Blanket Purchase Order - Monthly Electric Service
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	42.43	Blanket Purchase Order - Monthly Electric Service
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	42.18	Blanket Purchase Order - Monthly Electric Service
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	342.50	Blanket Purchase Order - Monthly Electric Service
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	86.38	Blanket Purchase Order - Monthly Electric Service
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	1,346.54	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	80.00	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	71.79	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	96.97	Electrical Svc - Airport Lift Station - FY26
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	74.93	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	43.41	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	48.90	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	91.28	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	49.07	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	53.23	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	52.17	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	48.18	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	243.73	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	251.07	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	50.40	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	46.51	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	44.73	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	58.89	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	56.07	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	60.13	Energy Costs
1015161	7/23/2025	MAQUOKETA VALLEY ELECTRIC COOP	43.68	Energy Costs
1015221	7/30/2025	MAQUOKETA VALLEY ELECTRIC COOP	521.76	FY2026 BLANKET PO - ELECTRICITY COSTS
1015187	7/30/2025	MCDERMOTT EXCAVATING	17,795.76	Union at the Marina Parking Area
1015217	7/30/2025	Micronics Engineered Filtration Group Inc	4,639.00	FILTER MEMBRANES FOR SLUDGE PLANT
1015183	7/30/2025	MIKE FINNIN FORD LLC	547.25	#110028 Fuel Cleaning Service
1015162	7/23/2025	MUTUAL WHEEL COMPANY	39.51	UNIT# 3417 12 Volt DSH Fan
1015162	7/23/2025	MUTUAL WHEEL COMPANY	15.97	UNIT# 3204 Replace Zytel Hubcap
1015222	7/30/2025	MUTUAL WHEEL COMPANY	65.33	UNIT# 3411 Brake Chamber
518351	7/30/2025	NATHAN A LECH	85.00	Per Diem Superior Sniper Competition
1015195	7/30/2025	NICOLE M ROSEMEYER	492.46	7/13/25 Esri Conference San Diego NR
1015163	7/23/2025	NORTHEAST IOWA COMMUNITY COLLEGE	1,899.00	AED FOR POOLS
1015163	7/23/2025	NORTHEAST IOWA COMMUNITY COLLEGE	85.00	CPR & FIRST AID CLASS
518348	7/30/2025	NORTHWEST MECHANICAL INC	720.00	Intermodal Facility - Service Call for Boiler
518339	7/30/2025	ORKIN LLC	195.00	MSC pest control
518353	7/30/2025	Orville J Fargo	50.00	Civil War Program March 17
1015199	7/30/2025	OVERDRIVE INC	1,413.77	Downloadable Ebooks and EAudio for Adult Collectio
1015199	7/30/2025	OVERDRIVE INC	378.33	Downloadable Ebooks and EAudio for Adult Collectio
1015199	7/30/2025	OVERDRIVE INC	465.22	Downloadable Ebooks and EAudio for Adult Collectio
518340	7/30/2025	OVERHEAD DOOR COMPANY	272.50	Garage- Service Call 06/26/25
1015212	7/30/2025	Pirc Tobin Construction Inc	226,082.07	Heeb St Reconstruction Project
1015164	7/23/2025	POLYDYNE INC	11,730.00	Polymer - 3 totes - CE-2701 - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	3,910.00	Polymer - 6 totes - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	7,820.00	Polymer - 6 totes - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	3,910.00	Polymer - 6 totes - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	7,820.00	Polymer - 6 totes - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	15,640.00	Polymer - 6 totes - for the Centrifuge
1015164	7/23/2025	POLYDYNE INC	7,820.00	Polymer - 6 totes - for the Centrifuge
1015207	7/30/2025	PRECISE MRM LLC	860.00	2025-06 Subscription
518343	7/30/2025	RDG PLANNING & DESIGN	23,709.32	Q Casino Amphitheater Planning-New PO w/New Coding
518343	7/30/2025	RDG PLANNING & DESIGN	10,849.00	Q Casino Amphitheater Planning-New PO w/New Coding
518343	7/30/2025	RDG PLANNING & DESIGN	845.82	Q Casino Amphitheater Planning-New PO w/New Coding
518343	7/30/2025	RDG PLANNING & DESIGN	4,730.00	Q Casino Amphitheater Planning-New PO w/New Coding
518343	7/30/2025	RDG PLANNING & DESIGN	11,914.25	Q Casino Amphitheater Planning-New PO w/New Coding
1015190	7/30/2025	RICHARD S FULLMER	444.50	Per Diem EQ Conference Spain
518360	7/30/2025	RiteHite	45.00	Refund Landfill - Double Payment
1015165	7/23/2025	RIVER CITY PAVING	3,907.28	Street- Hot Mix 06/11/25-06/13/25

7/31/2025 3:59:03 PM

1015165	7/23/2025	RIVER CITY PAVING	8,416.02	Street- Hot Mix 06/05-06/10
1015223	7/30/2025	RIVER CITY PAVING	34,322.84	2025:: JUL-DEC Hot & Cold Mix Asphalt
1015223	7/30/2025	RIVER CITY PAVING	99,141.86	2025:: JUL-DEC Hot & Cold Mix Asphalt
1015223	7/30/2025	RIVER CITY PAVING	24,585.50	2025:: JUL-DEC Hot & Cold Mix Asphalt
1015223	7/30/2025	RIVER CITY PAVING	35,210.86	2025:: JUL-DEC Hot & Cold Mix Asphalt
1015209	7/30/2025	Save On SP, LLC	3,424.19	Savings on specialty drugs
1015166	7/23/2025	SCOTT PRINTING	5,970.00	Refuse- Yard Waste Stickers
1015224	7/30/2025	SCOTT PRINTING	3,955.54	Fixed Route Maps Printing
260100019	7/23/2025	SID'S	489.28	Bunker Hill Alcohol
260100061	7/24/2025	SID'S	388.51	Bunker Hill Alcohol
518361	7/30/2025	STEPHANIE REDING	115.20	AMBULANCE REFUND
1015191	7/30/2025	STRAND ASSOCIATES INC	3,042.57	Masonry Repairs - City Hall, MFC, Old Engine House
1015191	7/30/2025	STRAND ASSOCIATES INC	2,226.75	Ruby Sutton Second Floor Structural Engineering
1015191	7/30/2025	STRAND ASSOCIATES INC	16,231.88	Schmitt Island Sanitary Project
1015191	7/30/2025	STRAND ASSOCIATES INC	5,000.00	CONSTRUCTION INSPECTION SERVICES-BUNKER FOUNDATION
1015225	7/30/2025	TELEGRAPH HERALD	653.22	Publication Expenses
1015167	7/23/2025	TELEGRAPH HERALD	243.88	TH NOTICES FOR MULLADY
1015167	7/23/2025	TELEGRAPH HERALD	314.19	March 2024 Claims & Revenue
1015167	7/23/2025	TELEGRAPH HERALD	3,414.65	April 24- Aug 24 Claims & Revenue
1015225	7/30/2025	TELEGRAPH HERALD	145.86	Publication Expenses
1015225	7/30/2025	TELEGRAPH HERALD	49.64	LF- Advertising
1015225	7/30/2025	TELEGRAPH HERALD	142.60	LF- Advertising
1015226	7/30/2025	TERMINAL SUPPLY	12.50	STOCK - Bolts
1015197	7/30/2025	THERESE H GOODMANN	3,333.33	Strategic partnerships with federal agencies 2025
518364	7/30/2025	Thomas Harrison Berryman	716.40	Per Diem Chaplain training LEMHWA Grant
1015205	7/30/2025	THOMAS J WARNER	85.00	Per Diem Superior Sniper Competition
1015192	7/30/2025	THREE RIVERS FS INC	2,826.13	LF BIO #2 DYED
518354	7/30/2025	Tim Adams	400.00	23-24AOTR/"Prairie Tussocks"
518344	7/30/2025	TIM WILLIS WINDOW CLEANING LLC	210.00	MSC window cleaning 07/11/25
518345	7/30/2025	TOWNSQUARE MEDIA LLC	35.00	Blanket Purchase Order - Marketing
260100039	7/22/2025	TREASURER STATE OF IOWA	32,171.67	Metro Sales Tax FY26
260100040	7/22/2025	TREASURER STATE OF IOWA	45,757.08	Utility Billing Sales Tax FY26
260100041	7/22/2025	TREASURER STATE OF IOWA	70,235.41	Utility Billing Sales Tax FY26
260100042	7/22/2025	TREASURER STATE OF IOWA	7,312.63	Parks and Recreation & Library Sales Tax FY26
260100060	7/18/2025	TREASURER STATE OF IOWA	653.61	Electric Fuel Dealer Sales Tax
1015193	7/30/2025	TRICON CONSTRUCTION GROUP	104,146.54	Granger Creek Lift Station Improvements
1015193	7/30/2025	TRICON CONSTRUCTION GROUP	291,701.08	Granger Creek Lift Station Improvements
1015175	7/23/2025	TRI-STATE PORTA POTTY INC	495.00	Rental of units for Landfill 06/26/25
1015175	7/23/2025	TRI-STATE PORTA POTTY INC	130.00	PORTA POTTY - S. MAIN WATER MAIN BREAK REPAIR
1015231	7/30/2025	TRI-STATE PORTA POTTY INC	1,425.00	PORTA-POTTIES JULY 2025
1015194	7/30/2025	TSCHIGGFRIE EXCAVATING	8,354.61	Southgate Sanitary Sewer Improvement Project
1015194	7/30/2025	TSCHIGGFRIE EXCAVATING	68,526.88	Broadway Sanitary Sewer Improvements Project
1015194	7/30/2025	TSCHIGGFRIE EXCAVATING	279,513.47	Kerper Blvd Lift Station Replacement
518356	7/30/2025	Tucktara LLC	1,200.00	2527 Washington St - New Construction
518356	7/30/2025	Tucktara LLC	500.00	2527 Washington St - New Construction
518342	7/30/2025	UNIVERSITY OF DUBUQUE	319.20	UD- Landfill Waste Minimization Grant
518363	7/30/2025	VALERIE MARTIN	30.00	Avelo parking reimbursement
1015168	7/23/2025	WENZEL TOWING SERVICE	61.88	UNIT# 110029 Tow Squad Car to MSC
1015227	7/30/2025	WENZEL TOWING SERVICE	156.00	UNIT# 2602 Tow Sprinter Bus Filled w/ Wrong Fuel
518357	7/30/2025	Westbluff, LLC	177.78	USDA Contractor Agreement_Westbluff LLC
1015210	7/30/2025	William Yeo	100.00	Per Diem 2025 GTSP Conference
1015179	7/30/2025	YAMAHA MOTOR CORPORATION USA	6,944.00	FY26 GOLF CART LEASE
1015169	7/23/2025	ZARNOTH BRUSH WORKS INC	928.50	STOCK - Street Sweeper Brushes
			<u>\$</u>	<u>2,357,676.27</u>

**City of Dubuque
City Council**

CONSENT ITEMS # 5.

ITEM TITLE:	Approval of 2024 City Council Official Proceedings
SUMMARY:	City Clerk recommending City Council approval of the 2024 City Council Official Proceedings.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. City Clerk's Memo
2. 2024 Proceedings

TO: Mayor Brad M. Cavanagh and City Council Members
FROM: Adrienne N. Breitfelder, City Clerk
DATE: July 24, 2025
SUBJECT: 2024 City Council Official Proceedings

The City Clerk's Office is submitting the 2024 City Council Official Proceedings for City Council approval.

In accordance with Title 1-6A-4 of the City of Dubuque Code of Ordinances, the City Clerk's Office is responsible for compiling the official record of City Council proceedings each calendar year. This compilation includes the minutes of all regular and special City Council meetings held from January through December, along with the full text of all resolutions and ordinances adopted. Additionally, a comprehensive subject index is included. Once complete, the compiled proceedings are submitted to the City Council for approval and then sent for printing and binding. The bound volume serves as the permanent official record of City Council actions for that year. Typically, five books are printed and bound. The official copy resides in the City Clerk's Office, with additional copies provided to the City Manager's Office and Carnegie-Stout Public Library. The two remaining copies are given to the Center for Dubuque History at Loras College and the Mayor at their request and expense. A digital version of the Official Proceedings is also uploaded to the City of Dubuque Public Document's web portal for searching by the public and City staff. Currently, the Official Proceedings available on the web page date from 1907 to present.

I respectfully request Mayor and City Council approval of the 2024 City Council Official Proceedings.

/anb



OFFICIAL PROCEEDINGS

of the

CITY COUNCIL

for the

CITY OF DUBUQUE, IOWA.

2024

Approved XXXXXXXX, 2025

*Recorded and prepared by
Adrienne N. Breitfelder, CMC, City Clerk
Trish L. Gleason, MMC, Assistant City Clerk*

CITY OFFICERS FOR THE YEAR 2024

BRAD M. CAVANAGH
MAYOR

COUNCIL MEMBERS

RIC W. JONES.....COUNCIL MEMBER AT-LARGE

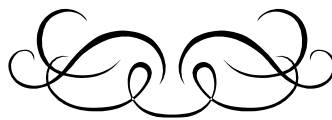
DAVID T. RESNICK.....COUNCIL MEMBER AT-LARGE

SUSAN R. FARBER COUNCIL MEMBER FIRST WARD

LAURA J. ROUSSELLCOUNCIL MEMBER SECOND WARD

DANNY C. SPRANKCOUNCIL MEMBER THIRD WARD

KATY A. WETHAL COUNCIL MEMBER FOURTH WARD



CITY OFFICERS FOR THE YEAR 2024

COUNCIL APPOINTEES

CITY MANAGER *MICHAEL C. VAN MILLIGEN*
CITY CLERK *ADRIENNE N. BREITFELDER*
CITY ATTORNEY *CRENNA M. BRUMWELL*

DEPARTMENT DIRECTORS

ASSISTANT CITY MANAGER *CORI L. BURBACH*
AIRPORT DIRECTOR *TODD E. DALSING*
CHIEF FINANCIAL OFFICER *JENNIFER M. LARSON*
CITY ENGINEER *GUS N. PSIHOYOS*
CHIEF OF EQUITY AND HUMAN RIGHTS *GISELLA M. AITKEN-SHADLE*
ECONOMIC DEVELOPMENT DIRECTOR *JILL M. CONNORS*
EMERGENCY COMMUNICATIONS DIRECTOR *JESSICA M. GEORGE-RETHWISCH*
FIRE CHIEF *AMY R. SCHELLER*
HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR *ALEXIS M. STEGER*
CHIEF HUMAN RESOURCES OFFICER *SHELLEY M. STICKFORT*
CHIEF INFORMATION OFFICER *CHRISTINE A. KOHLMANN*
LEISURE SERVICES DIRECTOR *MARIE L. WARE*
LIBRARY DIRECTOR *NICK L. ROSSMAN*
OFFICE OF COMMUNITY IMPACT DIRECTOR *ANTONIO J. MOUZON (July to December)*
OFFICE OF SHARED PROSPERITY & NEIGHBORHOOD SUPPORT DIRECTOR *ANDERSON SANICI*
PLANNING SERVICES DIRECTOR *WALLY C. WERNIMONT*
POLICE CHIEF *JEREMY R. JENSEN*
PUBLIC HEALTH DIRECTOR *MARY ROSE CORRIGAN*
PUBLIC INFORMATION OFFICER *RANDY W. GEHL*
PUBLIC WORKS DIRECTOR *ARIELLE E. SWIFT*
STRATEGIC PARTNERSHIPS DIRECTOR *TERI H. GOODMAN*
SUSTAINABILITY DIRECTOR *GINA S. BELL*
TRANSPORTATION SERVICES DIRECTOR *RYAN C. KNUCKEY*
WATER DEPARTMENT DIRECTOR *CHRISTOPHER J. LESTER*
WATER & RESOURCE RECOVERY CENTER DIRECTOR *DERON L. MUEHRING*

Regular meetings of the City Council were held on the first and third Monday
of each month (Tuesday pending holidays) at 6:30 p.m. in the Historic Federal Building.



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

The Dubuque City Council met in regular session at 6:30 p.m. on January 3, 2024, 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

SWEARING IN

1. Swearing-In of Council Members-Elect and Mayor Pro Tem: Mayor Cavanagh swore-in Council Members-Elect David T. Resnick, Laura J. Roussell, Katy A. Wethal; and Mayor Pro Tem Ric W. Jones.

PROCLAMATION(S)

1. Human Slavery and Human Trafficking Prevention Month (January 2024) was accepted by Marilou Irons on behalf of the Tri-State Coalition Against Human Trafficking.

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 December 18, 2023; Civil Service Commission of December 13, 2023; Library Board of Trustees Update of November 16, 2023; Zoning Board of Adjustment of December 14, 2023. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Chris Berntgen 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: Ryan Berger for vehicle damage; Chris Berntgen for vehicle damage; Shelly Francois for vehicle damage and personal injury. 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. 1-24 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.

**RESOLUTION NO. 1-24
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, IA. 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 IA. 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 3rd day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Purchase Agreement with Dubuque Community School District as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project: Upon motion the documents were received and filed, and Resolution No. 2-24 Approving a Purchase Agreement between the City of Dubuque, IA. and Dubuque Community School District for Purchase of Rights of Way and an Easement along Althausen Street and Eagle Street as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project was adopted.

**RESOLUTION NO. 2-24
APPROVING A PURCHASE AGREEMENT
BETWEEN THE CITY OF DUBUQUE, IA.,
AND DUBUQUE COMMUNITY SCHOOL
DISTRICT FOR PURCHASE OF RIGHTS OF
WAY AND AN EASEMENT ALONG AL-
THAUSER STREET AND EAGLE STREET
AS PART OF THE ALTHAUSER STREET
WATERMAIN AND SANITARY SEWER RE-
CONSTRUCTION PROJECT**

Whereas, as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project, certain rights of way and easement acquisitions are necessary for the future ownership and maintenance of the existing and proposed public utilities along Althausen Street and Eagle Street; and

Whereas, certain areas of existing public sidewalk and associated curb ramps in the project area are located within property owned by Dubuque Community School District along Althausen Street and Eagle Street and by City standards should be located within a public street right of way; and

Whereas, the City of Dubuque (City) and the Dubuque Community School District (DCSD) have agreed that the right of way and easement acquisitions are necessary for the construction project, long-term maintenance of the public utilities, and to ensure that the public sidewalks are located within public street rights of way; and

Whereas, the City has negotiated a Purchase Agreement, subject to City Council approval, with DCSD for the right of way and easement acquisitions associated with the project; and

Whereas, the City Council finds that it is in the best interest of the City of Dubuque to approve the Purchase Agreement attached hereto.

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

Section 1. The Purchase Agreement between City and DCSD attached hereto is hereby approved.

Passed, Approved, and Adopted this 3rd day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Follow Up on TIF Issue Related to Gardens of Dubuque Project: City Manager recommended City Council approval to allocate \$34,595.38 from the City's Fiscal Year 2023 General Fund savings to cover the Gardens of Dubuque Project TIF payments for November 2023 and May 2024. Upon motion the documents were received, filed, and approved.

7. Approval of Termination Agreement of Iowa Economic Development Authority Master Contract P0806M01734 / Funding Agreement 08-EZ-036 with Morrison Brothers Company: Upon motion the documents were received, filed, and approved.

8. Signed Contract(s): Statement of Work, Service Level Agreement, and Master Services Agreement Amendment with Milestone Systems. Upon motion the documents were received and filed.

9. Old Highway Road Water Main Connection Loop 2023 Project Acceptance and Resolution: Upon motion the documents were received and filed, and Resolution No. 3-24 Accepting Public Improvement Contract for the Old Highway Road Water Main Connection Loop Project 2023 was adopted.

**RESOLUTION NO. 3-24
ACCEPTING PUBLIC IMPROVEMENT CON-
TRACT FOR THE OLD HIGHWAY ROAD
WATER MAIN CONNECTION LOOP PRO-
JECT 2023**

Whereas, the public improvement contract for the Old Highway Road Water Main Connection Loop Project 2023 (the Project) has been completed by the Contractor, Top Grade Excavating of Farley, IA., (Contractor), the Water Department Director has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount is \$673,871.31 of which retainage in the amount \$33,693.57 shall be held for 30 days after acceptance and approval, and paid at that time provided no claims from others are filed; and

Whereas, the City Council finds that the recommendation of the Water Department Manager should be accepted.

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

Section 1. The recommendation of the Water Department Director is approved, and the Project is hereby accepted.

Section 2. The Chief Financial Officer is hereby directed to pay to the Contractor the balance of the final payment of \$33,693.57 as provided in IA. Code chapter 573.13.

Passed, adopted, and approved this 3rd day of January 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

10. January/February 2024 Issue of City News Newsletter: Upon motion the documents were received and filed.

11. Parks and Recreation Advisory Commission Recommendation for Naming English Ridge and Westbrook Estates Subdivision Parks: Park and Recreation Commission recommended the name of English Ridge Park for English Ridge subdivision park and Westbrook Park for the Westbrook Estates subdivision park. Upon motion the documents were received, filed, and approved.

12. Fiscal Year 2024 28E Agreement with Iowa Alcoholic Beverages Division (I- PLEDGE): Upon motion the documents were received, filed, and approved.

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 Wethal. Motion carried 7-0.

Proceedings to Set Public Hearing on the Issuance of Not to Exceed \$3,200,000, State Revolving Fund Sewer Revenue Loan: Upon motion the documents were received and filed and Resolution No. 4-24 To fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$3,200,000 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on January 16, 2024 in the Historic Federal Building.

RESOLUTION NO. 4-24 RESOLUTION TO FIX A DATE FOR A PUBLIC HEARING ON PROPOSAL TO ENTER INTO A SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,200,000

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of IA., did heretofore

establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, pursuant to prior resolutions of the Council, the City has heretofore issued sewer revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior sewer revenue debt remains outstanding (the "Outstanding Indebtedness"); and

Whereas, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

Whereas, the City now proposes to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$3,200,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the "Project"), and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. This City Council shall meet on January 16, 2024, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form:

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to

cost approximately \$3,200,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed, adopted, and approved this 3rd day of January 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Building Code Advisory and Appeals Board: Four, 3-Year Terms through January 1, 2027 (Expiring Terms of Brown for Alternate Electrical Construction Professional, Townsend for Electrical Construction Professional, Valaskey for HVAC Construction Professional, Wilderding for Multidisciplinary Representative, McNamer for Plumbing Construction Professional). Applicants: Adam Brown, 686 S. Grandview Ave. (Qualifies for Electrical Construction Professional and Alternate Electrical Construction Professional); Phillip Heim, 911 Tressa St. (Qualifications to be confirmed by the 1/16 City Council meeting); Thomas Townsend, 1940 Amelia Dr. (Qualifies for Electrical Construction Professional and Alternate Electrical Construction Professional); Corey Valaskey, 1385 Alta Vista St. (Qualifies for HVAC Construction Professional and Alternate HVAC Construction Professional). Mr. Brown virtually spoke in support of his application and provided a brief biography.

2. Equity and Human Rights Commission: One, 3-Year Term through January 1, 2027 (Expiring Term of Sampson Brown). Applicants: Rick Baumhover, 601 Garfield Ave.; David Heiar, 805 Carriage Hill Dr.; Theresa Sampson Brown, 2285 Clydesdale Ct. This commission is subject to the State of Iowa Gender Balance Law §69.16A. 9 Commissioners total; currently 4 males/2 females/3 openings. City Clerk Breitfelder provided background information on Iowa Code §69.16A and how those requirements resulted in two openings on the commission being advertised for 90 days while nonmale identifying applicants were sought.

3. Housing Appeals and Mediation Board: Four, 3-Year Terms through January 1, 2027 (Expiring Terms of Gotz, Hoffmann, Spence, and Sutton). Applicants: Mary Gotz, 1844 Bennett St.; Wendy Hopp, 2193 Southway Dr.; Luke Hoffmann, 991 June Dr.; Lynn Sutton, 445 Nevada St. Ms. Sutton spoke in support of her application and provided a brief biography.

PUBLIC INPUT

Catherine Sorenson, 2613 Jackson St., virtually spoke about concerns with area property management companies not abiding by eviction timeframe requirements.

ACTION ITEMS

1. 3000 Jackson Dubuque Brewing and Malting Project Update: Motion by Sprank to receive and file the documents and listen to the presentation. Seconded by Resnick. Assistant Housing and Community Development Director Michael Belmont provided a status update on the Dubuque Brewing and Malting project at 3000 Jackson Street. Responding to questions from the City Council, Mr. Belmont stated that the area proposed for demolition is considered the area of greatest concern and that the city would promptly reopen the surrounding streets after demolition took place. City Manager Van Milligen stated that the developer, Steve Emerson, sent an email proposing the city invest \$500,000 in the demolition of the structure. City Manager Van Milligen stated that he told Mr. Emerson that he could attend the City Council meeting to make that proposal directly to the City Council, and further stated that he would not recommend that proposal. City Council Members stated that since Mr. Emerson was not in attendance, they did not want to discuss the proposal until it was formally requested from them. Mr. Belmont emphasized that the city has not received a demolition application yet. City Council Members requested an update at the next City Council meeting. Motion carried 7-0.

2. City Council Appointments to Boards and Committees: Motion by Roussell to receive and file the documents and refer to the City Council. Seconded by Farber. Responding to a question from the City Council, City Clerk Breitfelder stated that the Convention and Visitors Bureau – Travel Dubuque – Advisory Board has been renamed to the Outreach Committee and that the committee plans to meet quarterly. After discussion, the City Council determined to replace Council Member Farber's term on Greater Dubuque Development Corporation's Board of Directors with Council Member Sprank, and to replace Council Member Sprank's term on the Convention and Visitors Bureau – Travel Dubuque – Outreach Committee with Council Member Wethal. Motion by Jones to make appointments as discussed. Seconded by Farber. Point of order by Cavanagh on whether the council must amend and vote on the current motion, which was confirmed by City Attorney Brumwell. Motion withdrawn by Jones. Motion amended by Roussell to receive and file the documents and make appointments as discussed. Seconded by Farber. Motion carried 7-0.

3. City Lease of Property from Dubuque Childcare Collaborative, LLC: Motion by Jones to receive and file the documents and adopt Resolution No. 5-24 Approving a Lease between the City of Dubuque and Dubuque Childcare Collaborative, LLC. Seconded by Resnick. Chief Information Officer Chris Kohlmann and Greater Dubuque Development Corporation's Strategic Initiative Consultant Dave Lyons made a presentation and responded to a question from the City Council regarding potential revenues from co-location with other entities. City Council Members referenced the 911 Emergency Communications Center also moving to the same building and expressed enthusiasm for the city's future use of the property. Motion carried 7-0.

RESOLUTION NO. 5-24
APPROVING A LEASE BETWEEN THE CITY OF DUBUQUE AND DUBUQUE CHILDCARE COLLABORATIVE, LLC

Whereas, Dubuque Childcare Collaborative, LLC (DCC), a wholly owned subsidiary of Dubuque Initiatives, is the owner of the Property at 7900 Chavenelle Road, in the City of Dubuque, IA.; and

Whereas, the building on the property is a multiunit condominium project known as the Learning Campus Condominiums (the Project); and

Whereas, the City of Dubuque has entered into a proposed Lease of Unit 4 of the Project to be occupied by City's IT Department, Traffic Department and Shared Data Center; and

Whereas, the Lease is for a Term of five years with an option to purchase Unit 4 at the end of the Term; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to approve the Lease.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. AS FOLLOWS:

Section 1. The Lease is hereby approved.

Section 2. The Mayor is hereby authorized and directed to sign the Lease on behalf of the City of Dubuque.

Section 3. The City Manager is hereby authorized and directed to take such actions as may be necessary to carry out the terms of the lease.

Passed, approved, and adopted this 3rd day of January 2024.

Brad M. Cavanagh, Mayor
 Attest: Adrienne N. Breitfelder, City Clerk

4. Request for Proposals: Automated Speed Enforcement: Motion by Jones to receive and file the documents and approve releasing the attached request for proposal (RFP) which outlines the services the City will require from a vendor to accommodate and facilitate the new City of Dubuque Ordinance for Automated Speed Enforcement. Seconded by Sprank. Responding to questions from the City Council, Police Chief Jeremy Jensen stated that the automated speed enforcement policy will come before the City Council at a later date and that the previously adopted automated speed enforcement ordinance will be included with the RFP. Responding to a question from the City Council, City Manager Van Milligen clarified that the request before the City Council is to vote on the issuance of the RFP. City Manager Van Milligen stated that city staff have noticed certain wording changes, none of which are substantive, that will be made before the RFP is issued. City Council Members identified the following wording errors in the RFP that should be replaced: Pg. 3: District Court of Marshall County; Pg. 5: City of Marshalltown; Pg. 7: Rall; Pg. 13: City of Marshalltown; Pg. 14: Marshall County District Court. Responding to a question from the City Council, City Attorney Brumwell stated that multiple contracts were reviewed to compile the most robust and up to date information in the RFP. City Council Members discussed the possibility of the identified vendor funding a marketing campaign for the city's automated speed enforcement and how that could potentially increase the vendor's cost. City Council Members concluded that the motion should include the suggested changes to the RFP. Motion amended by Jones to receive and file

the documents and approve releasing the RFP with the changes discussed. Seconded by Sprank. Motion carried 6-1 with Resnick voting nay.

COUNCIL MEMBER REPORTS

Mayor Cavanagh wished everyone a happy new year.

Council Member Resnick expressed his appreciation for including the families of council member-elects in their swearing-in ceremonies.

Council Member Jones reported on recently flying to Orlando, Florida from the Dubuque Regional Airport via Avelo Airlines.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:12 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:30 p.m. on January 16, 2024, 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, Senior Counsel Lindahl.

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 Carnegie Stout Public Library's Space Needs Assessment.

WORK SESSION

Carnegie-Stout Public Library Space Needs Assessment

Carnegie-Stout Public Library Director Nick Rossman; FEH Design Principal Christy Monk; and FEH Design Principal in Charge Kevin Eipperle made a presentation on the Carnegie-Stout Public Library Space Needs Assessment. The presenters responded to questions from the City Council regarding proposed staff office locations and the potential phases of the library's redesign. City Council Members provided input on the current structure and location of the library and summarized their annual goal setting process to establish priorities.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on January 16, 2024, 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, Senior Counsel Lindahl.

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

PROCLAMATION(S)

1. RAM Female Student-Athletes Golden Jubilee Celebration (January 26-27, 2024) was accepted by Council Member Farber and Stephanie Valentine on behalf of Dubuque Senior High School Female Student-Athletes.

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 December 29, 2023, and January 3, 2024; Arts and Cultural Affairs Commission of November 28, 2023; Zoning Advisory Commission of January 4, 2024; Proof of publication for City Council Proceedings of December 4, 2023, and December 18, 2023. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Mike Muench for property 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: Mike Muench for property 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. 6-24 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.

RESOLUTION NO. 6-24

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, IA. 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 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Five Flags Pyrotechnic Permit Request: City Manager recommended City Council approval of a Pyrotechnic Permit Application submitted by the Five Flags Center for a pyrotechnics display on February 3, 2024, during the Pork Tornado performance. Upon motion the documents were received, filed, and approved.

6. Curbside Set-Out Reminders Brochure: Upon motion the documents were received and filed.

7. Water Resource & Recovery Center Maintenance Support Position Request: City Manager recommended City Council approval to add a non-exempt (hourly), part-time (0.25 FTE), maintenance supervisor position within the Water & Resource Recovery Center Department to assist with identifying and prioritizing maintenance needs at the Water & Resource Recovery Center (WRRRC) and the twenty-eight (28) sanitary sewer lift stations throughout the city. Upon motion the documents were received, filed, and approved.

8. Request for Proposals for the Kerper Blvd Lift Station Project: Upon motion the documents were received, filed, and approved.

9. Iowa Finance Authority (IFA) Housing Trust Fund Award: Upon motion the documents were received and filed, and Resolution No. 7-24 Authorizing the Housing and Community Development Director and the City Manager to Approve the Award of Local Housing Trust Funds from the Iowa Finance Authority was adopted.

**RESOLUTION NO. 7-24
AUTHORIZING THE HOUSING AND COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY MANAGER TO APPROVE THE AWARD OF LOCAL HOUSING TRUST FUNDS FROM THE IOWA FINANCE AUTHORITY**

Whereas, the City of Dubuque administers a Local Housing Trust Fund; and

Whereas, the City of Dubuque proposes to continue administering the Local Housing Trust Fund and accept the award of funds from the Iowa Finance Authority for Local Housing Trust Fund for their Fiscal Year 2024.

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

Section 1. That the Housing and Community Development Director and the City Manager are hereby authorized to accept the award of Local Housing Trust Funds from the Iowa Finance Authority.

Section 2. That the Housing and Community Development Director is hereby authorized

and directed to accept and submit the standard executed contract to the respective agencies in a timely fashion and as required by the Iowa Finance Authority.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

10. Iowa Department of Health and Human Services (HHS) Childhood Lead Poisoning and Healthy Homes Funding and Agreement with the Visiting Nurse Association (VNA) and the Dubuque County Board of Health: Upon motion the documents were received, filed, and approved.

11. Plat of Survey of Humke Place: Upon motion the documents were received and filed, and Resolution No. 8-24 Approving the Plat of Survey for Humke Place in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 8-24
APPROVING THE PLAT OF SURVEY FOR HUMKE PLACE IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Plat of Survey Humke Place in the City of Dubuque, IA.; and

Whereas, said Plat of Survey has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Plat of Survey has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That Section 11-14 of Title 16 of City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow 0 feet of frontage on a public street or an approved private street for Lot 2 of Plat of Survey of Humke Place.

Section 2. That the Plat of Survey for Humke Place is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Plat of Survey.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

12. Pre-Annexation Agreement – Janet Siegert, 13828 Old Highway Road in Dubuque County, IA.: Upon motion the documents were received and filed, and

Resolution No. 9-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and Janet Siegert was adopted.

**RESOLUTION NO. 9-24
APPROVING A PRE-ANNEXATION
AGREEMENT BETWEEN THE CITY OF
DUBUQUE, IA. AND JANET SIEGERT**

Whereas, Janet Siegert, the owner of the following described property located at 13828 Old Highway Rd in Dubuque County, IA. (the Property) has submitted to the City Council of the city of Dubuque an application for voluntary annexation of the Property to the City of Dubuque:

Lot 2 of Siegert's 2nd Place in Dubuque County, IA. according to the recorded plat thereof; and

Whereas, Janet Siegert has entered into a Pre-annexation Agreement with the City of Dubuque, a copy of which is attached hereto governing the future annexation of the Property; and

Whereas, the Property is not subject to an existing annexation moratorium; and

Whereas, the Property does not include any state or railroad property; and

Whereas, Iowa Code Section 368.7 authorizes the voluntary annexation of property in Dubuque County, IA. and the extension of city limits by voluntary annexation; and

Whereas, the annexation of the Property is consistent with the Comprehensive Plan of the City of Dubuque, necessary for the future orderly growth and development of the City of Dubuque, and will promote efficient and cost-effective extension of municipal services; and

Whereas, the City Council finds that the annexation of the Property is in the public interest.

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

Section 1. The Pre-annexation Agreement by and between Janet Siegert and the City of Dubuque is hereby approved.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

13. Pre-Annexation Agreement – State of Iowa Department of Transportation, 9762 O'Rourke Drive: Upon motion the documents were received and filed, and Resolution No. 10-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and the Iowa Department of Transportation was adopted.

**RESOLUTION NO. 10-24
APPROVING A PRE-ANNEXATION
AGREEMENT BETWEEN THE CITY OF**

**DUBUQUE, IA. AND THE STATE OF IOWA
DEPARTMENT OF TRANSPORTATION**

Whereas, State of Iowa Department of Transportation (IDOT), the owner of the following-described property located at 9762 O'Rourke Drive in Dubuque County, IA. (the Property) has submitted to the City Council of the city of Dubuque an application for voluntary annexation of the Property to the City of Dubuque:

Lot 2 of O'Rourke Farms Addition, in Section 13, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, IA. according to the recorded plat thereof; and

Whereas, IDOT has entered into a Pre-annexation Agreement with the City of Dubuque, a copy of which is attached hereto governing the future annexation of the Property; and

Whereas, the Property is not subject to an existing annexation moratorium; and

Whereas, the Property does include any state property; and

Whereas, the Property does not include any railroad property; and

Whereas, Iowa Code Section 368.7 authorizes the voluntary annexation of property in Dubuque County, IA. and the extension of city limits by voluntary annexation; and

Whereas, the annexation of the Property is consistent with the Comprehensive Plan of the City of Dubuque, necessary for the future orderly growth and development of the City of Dubuque, and will promote efficient and cost-effective extension of municipal services; and

Whereas, the City Council finds that the annexation of the Property is in the public interest.

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

Section 1. The Pre-annexation Agreement by and between Iowa Department of Transportation and the City of Dubuque is hereby approved.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

14. Acceptance of Grant of Easement for Water Main Utility from IADU Table Mound MHP, LLC, in Dubuque County, as Part of the Table Mound System Project (Water System in Kerrigan Heights Section): Upon motion the documents were received and filed, and Resolution No. 11-24 Accepting a Grant of Easement for Water Main Utility Across Part of Lot 2 of Lot 13 in Kerrigan Road Heights in Table Mound Township, Dubuque County IA. was adopted.

**RESOLUTION NO. 11-24
ACCEPTING A GRANT OF EASEMENT FOR
WATER MAIN UTILITY ACROSS PART OF
LOT 2 OF LOT 13 IN KERRIGAN ROAD
HEIGHTS IN TABLE MOUND TOWNSHIP,
DUBUQUE COUNTY IA.**

Whereas, IADU TABLE MOUND MHP, LLC, is the owner of Lot 2 of Lot 13 in Kerrigan Road Heights in Table Mound Township, Dubuque County IA.; and

Whereas, IADU TABLE MOUND MHP, LLC has executed a Grant of Easement for Water Main Utility across Part of Lot 2 of Lot 13 in Kerrigan Road Heights in Table Mound Township, Dubuque County IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Easement for Water Main Utility, across the property as listed above, in the County of Dubuque, IA. from the property owner listed above, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. That the City Clerk be and is hereby authorized and directed to record a certified copy of this resolution with said Grant of Easement for Water Main Utility in the offices of the City Assessor, Dubuque County Recorder and Dubuque County Auditor.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

15. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 12-24 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.

**RESOLUTION NO. 12-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or

approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

7 Hills Brewing Co. LLC, 333 East 10th St.

Renewals

Dubuque Religious Center, Inc., 923 Main St.

El Paisano, 1543 Central Ave.

Fuji Asian Buffet, Suite 128, 806 Wacker Dr.

Mario's Italian Restaurant & Lounge, 1298 Main St.

RMN Lounge L.L.C., 481 Locust St.

Steeple Square, 101 East 15th St

Steve's Ace Home & Garden, 3350 John F. Kennedy Rd.

New Applications Provisional Issuances

Downtown Gas & Grocery, 1401 Central Ave.

Passed, approved, and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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. Amended and Restated Urban Renewal Plan for Dubuque Industrial Center Urban Renewal Area, Version 2024.1: Upon motion the documents were received and filed and Resolution No. 13-24 Authorizing and Directing the City Manager to prepare an Amended and Restated Urban Renewal Plan Version 2024.1 for the Dubuque Industrial Center Economic Development District, setting a date for the Public Hearing, and directing the consultation process on the proposed Amended and Restated Urban Renewal Plan Version 2024.1 for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024 in the Historic Federal Building.

**RESOLUTION NO. 13-24
AUTHORIZING AND DIRECTING THE CITY
MANAGER TO PREPARE AN AMENDED
AND RESTATED URBAN RENEWAL PLAN
VERSION 2024.1 FOR THE DUBUQUE IN-**

DUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT, SETTING A DATE FOR THE PUBLIC HEARING, AND DIRECTING THE CONSULTATION PROCESS ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2024.1 FOR SAID DISTRICT

Whereas, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Dubuque Industrial Center Economic Development District (the "District") in order to provide redevelopment opportunities which will further the purposes and objectives of the foregoing Urban Renewal Plan; and

Whereas, City staff has recommended that the Plan be further amended to expand the District to include additional property to be designated as a new Subarea U, for the Dubuque Industrial Center Economic Development District; and

Whereas, Iowa Code Chapter 403 requires that before a Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth therein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan Version 2024.1 for the Dubuque Industrial Center Economic Development District to include in such Plan any appropriate project activities and details, and to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed amendment.

Section 2. That the City Council hold a public hearing on the adoption of the proposed Amended and Restated Urban Renewal Plan Version 2024.1 for the Dubuque Industrial Center Economic Development District on February 19, 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the Plan Version 2024.1 and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Department is further directed to send by ordinary mail a copy of said Plan Version 2024.1, the notice of public hearing, a notice of consultation, and, to the extent the Plan Version 2024.1 includes the use of tax increment

revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District and the Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2024.2: Upon motion the documents were received and filed and Resolution No. 14-24 Authorizing and Directing the City Manager to prepare an Amended and Restated Urban Renewal Plan Version 2024.2 for the Dubuque Industrial Center Economic Development District, setting a date for the Public Hearing, and directing the consultation process on the proposed Amended and Restated Urban Renewal Plan Version 2024.2 for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024 in the Historic Federal Building.

**RESOLUTION NO. 14-24
AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2024.2 FOR THE DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT, SETTING A DATE FOR THE PUBLIC HEARING, AND DIRECTING THE CONSULTATION PROCESS ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2024.2 FOR SAID DISTRICT**

Whereas, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Dubuque Industrial Center Economic Development District (the "District") in order to provide redevelopment opportunities which will further the purposes and objectives of the foregoing Urban Renewal Plan; and

Whereas, City staff has recommended that the Plan be further amended to expand the District to include additional property to be designated as a new Subarea V, for the Dubuque Industrial Center Economic Development District; and

Whereas, Iowa Code Chapter 403 requires that before a Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth therein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan Version 2024.2 for the Dubuque Industrial Center Economic Development District to include in such Plan any appropriate project activities and details, and to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed amendment.

Section 2. That the City Council hold a public hearing on the adoption of the proposed Amended and Restated Urban Renewal Plan Version 2024.2 for the Dubuque Industrial Center Economic Development District on February 19, 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the Plan Version 2024.2 and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Department is further directed to send by ordinary mail a copy of said Plan Version 2024.2, the notice of public hearing, a notice of consultation, and, to the extent the Plan Version 2024.2 includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District and the Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions. City Clerk Breitfelder announced that Building Code Advisory and Appeals Board applicant Phillip Heim and Housing Appeals and Mediation Board applicant Wendy Hopp were pulled from consideration for appointment due to ineligibility for service.

1. Building Code Advisory and Appeals Board: Three, 3-Year Terms through January 1, 2027 (Expiring Terms of Brown for Alternate Electrical Construction Professional, Townsend for Electrical Construction Professional,

Valaskey for HVAC Construction Professional). Applicants: Adam Brown, 686 S. Grandview Ave. (Qualifies for Electrical Construction Professional and Alternate Electrical Construction Professional); Thomas Townsend, 1940 Amelia Dr. (Qualifies for Electrical Construction Professional and Alternate Electrical Construction Professional); Corey Valaskey, 1385 Alta Vista St. (Qualifies for HVAC Construction Professional and Alternate HVAC Construction Professional).

Motion by Roussell to appoint Mr. Townsend to the Electrical Construction Professional three-year term through January 1, 2027. Seconded by Jones. Motion carried 7-0.

Motion by Jones to appoint Mr. Brown to the Alternate Electrical Construction Professional three-year term through January 1, 2027. Seconded by Sprank. Motion carried 7-0.

Motion by Jones to appoint Mr. Valaskey to the HVAC Construction Professional three-year term through January 1, 2027. Seconded by Wethal. Motion carried 7-0.

2. Equity and Human Rights Commission: One, 3-Year Term through January 1, 2027 (Expiring Term of Sampson Brown). Applicants: Rick Baumhover, 601 Garfield Ave.; David Heiar, 805 Carriage Hill Dr.; Theresa Sampson Brown, 2285 Clydesdale Ct. This commission is subject to the State of Iowa Gender Balance Law §69.16A. 9 Commissioners total; currently 4 males/2 females/3 openings. Two openings on the commission are being advertised for 90 days while nonmale identifying applicants are sought in adherence with Iowa Code 69.16A Gender Balance. Mayor Cavanagh reminded the City Council that this commission has a gender balance requirement.

Upon roll call vote, Ms. Sampson Brown was appointed to the three-year term through January 1, 2027. Ms. Sampson Brown received all 7 votes.

3. Housing Appeals and Mediation Board: Three, 3-Year Terms through January 1, 2027 (Expiring Terms of Gotz, Hoffmann, and Sutton). Applicants: Mary Gotz, 1844 Bennett St.; Luke Hoffmann, 991 June Dr.; Lynn Sutton, 445 Nevada St.

Motion by Jones to appoint Ms. Gotz, Mr. Hoffmann, and Ms. Sutton to the 3 three-year terms through January 1, 2027. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Unified Development Code Amendment Regarding Mini-Warehouse: 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. Associate Planner Shena Moon provided a staff report. City Council Members expressed support for the amendment. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 1-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, By Amending Articles 16-5-14 C-4 Downtown Commercial and 16-5-15 C- 5 Central Business, by adding Mini-Warehouse below the first floor only to the list of permitted uses. Seconded by Resnick. Motion carried 7-0.

ORDINANCE NO. 1-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY AMENDING ARTICLES 16-5-14 C-4 DOWNTOWN COMMERCIAL AND 16-5-15 C-5 CENTRAL BUSINESS, BY ADDING MINI-WAREHOUSE BELOW THE FIRST FLOOR ONLY TO THE LIST OF PERMITTED USES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code Chapters 16-5-14 (C-4) and 16-5-15 (C-5) are hereby amended as follows:

16-5-14-1 Principal Permitted Uses: Mini-warehouse below the first floor only

16-5-15-1 Principal Permitted Uses: Mini-warehouse below the first floor only

Section 2. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This ordinance shall take effect immediately upon publication, as provided by law.

Passed, approved and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

2. Proceedings for Public Hearing on the Issuance of Not to Exceed \$3,200,000, State Revolving Fund Sewer Revenue Loan: Motion by Roussell to receive and file the documents and adopt Resolution No. 15-24 Taking Additional Action on Proposal to Enter into a Sewer Revenue Loan and Disbursement Agreement. Seconded by Wethal. The City Council indicated that this was a great opportunity to take advantage of low interest rates. Motion carried 7-0.

RESOLUTION NO. 15-24

TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO A SEWER REVE-

NUE LOAN AND DISBURSEMENT AGREEMENT

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of Iowa., did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, pursuant to prior resolutions of the Council, the City has heretofore issued sewer revenue bonds or notes as set forth in prior proceedings of the Council, and a portion of such prior sewer revenue debt remains outstanding (the "Outstanding Indebtedness"); and

Whereas, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

Whereas, the City has heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$3,200,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility, and has published notice of the proposed action and has held a hearing thereon on January 16, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The City Council hereby determines to enter into the Agreement in the future and orders that Sewer Revenue Bonds be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed, approved, and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. City Assessor Assessed and Taxable Valuations Presentation: Motion by Roussell to receive and file the documents and listen to the presentation. Seconded by Sprank. City Assessor Troy Patzner made a presentation on 2023 assessed and taxable valuations and responded to questions from the City Council. City Manager Van Milligen summarized the city's property tax rate for the current fiscal year in comparison to other Iowa cities. Motion carried 7-0.

2. Water & Resource Recovery Center Odor Abatement Efforts Update: Motion by Jones to receive and file the documents and listen to the presentation. Seconded by Farber. Water & Resource Recovery Center Director Deron Muehring made a presentation on odor abatement efforts. City Council Members emphasized the importance of adding updates to the city's website and agreed to refer residents to the website for information. The City Council requested an update at a March 2024 City Council meeting. Responding to question from the City Council, Mr. Muehring stated that the city's website could be updated with actions taken on abatement and that all options for abatement could be considered to determine what is most effective. Mr. Muehring further stated that executing certain abatement efforts will depend on the contractor's schedule. Motion carried 7-0.

3. Dubuque Brewing and Malting Building Update - 3000 Jackson: Motion by Sprank to receive and file the documents and listen to the presentation. Seconded by Wethal. Housing and Community Development Director Alexis Steger provided a status update on the Dubuque Brewing and Malting project at 3000 Jackson St. Ms. Steger stated that the developer applied for a demolition permit for 3000 Jackson St. and that asbestos abating will occur first as a prerequisite to demolition. Ms. Steger stated that 3000 Jackson St. starts at the archway on Jackson St. through 30th St., and that the remainder of the building is proposed to stay. Building owner Steve Emerson provided virtual input on his plan to demolish specific portions of the building and salvage what he can. Mr. Emerson also referenced a request made via email for the city to provide \$500,000 toward demolition of the structure. City Council Members emphasized that public safety is their main concern. While City Council Members expressed hesitation on providing funding toward demolition, they stated they could not take formal action on it because it was not a formal proposal on the agenda.

Mr. Emerson stated that he could compile a clearer plan in the next few weeks to relay to the City Council. Motion carried 7-0.

4. Schmitt Island Management Agreement between the City of Dubuque, IA. and the Schmitt Island Development Corporation Approval: Motion by Jones to receive and file the documents and adopt Resolution No. 16-24 Approving the Schmitt Island Management Agreement between the City of Dubuque and the Schmitt Island Development Corporation. Seconded by Wethal. City Council Members commended the Dubuque Racing Association (DRA) for their management of the ImOn Arena and stated possible opportunities for self-sustaining operations through hosting college hockey teams. Motion carried 7-0.

**RESOLUTION NO. 16-24
APPROVING THE SCHMITT ISLAND MANAGEMENT AGREEMENT BETWEEN THE CITY OF DUBUQUE AND THE SCHMITT ISLAND DEVELOPMENT CORPORATION**

Whereas, the City is the owner of the real property and other assets situated on Chaplain Schmitt Island located in the City of Dubuque, IA.; and

Whereas, the financial and operational success and maintenance of such property and assets is of the highest importance to the City of Dubuque; and

Whereas, Schmitt Island Development Corporation is a nonprofit corporation formed to undertake or assist in the management, development and sponsorship of assets, projects and activities directed to (i) the general betterment of Schmitt Island and (ii) the implementation of the Chaplain Schmitt Island Master Plan adopted by the City Council of Dubuque, IA.; and

Whereas, the City desires to engage Schmitt Island Development Corporation, and Schmitt Island Development Corporation desires to accept such engagement, to provide management and marketing services on the terms and conditions agreed; and

Whereas, the City intends to work in mutual accord with Schmitt Island Development Corporation in order to ensure provision of high-quality management and marketing services, thereby enhancing the use and enjoyment of the Schmitt Island, while simultaneously lessening the burden of government.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The City of Dubuque hereby consents to the Schmitt Island Management Agreement between the City and the Schmitt Island Development Corporation, which is attached hereto.

Section 2. The Mayor is authorized and directed to execute the Schmitt Island Management Agreement on behalf of the City of Dubuque.

Passed, approved, and adopted this 16th day of January 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. "Creating an Equitable Community of Choice" Handout Update: Motion by Roussell to receive and file the documents and approve the updated "Creating an Equitable Community of Choice" handout. Seconded by Wethal. City Manager Van Milligen summarized the handout. City Council Members commended the update. Motion carried 7-0.

6. Static Display of Engine 505 & Medic 554: Motion by Jones to receive and file the documents. Seconded by Farber. Mayor Cavanagh read from the agenda that the Dubuque Fire Department will have a static display of the new Engine 505 and Medic 554 prior to the council meeting on February 5, 2024, from 5:30 p.m. until 6:00 p.m. outside the Historic Federal Building to allow members of the community, city, and council to tour the new vehicles and ask questions. Motion carried 7-0.

7. Request for Work Session: Secondary Responder Initiative: Motion by Roussell to receive and file the documents and schedule the work session for March 18, 2024, at 5:45 p.m. Seconded by Sprank. Motion carried 7-0.

8. Public Works Response to Snow Event Videos: Motion by Farber to receive and file the documents and view the videos. Seconded by Wethal. Media Services staff showed two videos following the recent snow events. The videos were produced by Media Services staff in the Public Information Office and can be viewed at: https://youtu.be/Bu3ow_afWt4?si=hp3gzvA3SxtTE2FV and <https://youtu.be/ucfwZpM7z24>. City Council Members commended Public Works staff for their work during the snow events and reminded the public to use caution around snowplows. Motion carried 7-0.

9. 2023 City of Dubuque Year End Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Wethal. Media Services showed a year-end reflection video. The video was produced by Media Services staff in the Public Information Office and can be viewed at: <https://youtu.be/EcXxHL48XKk>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on speaking to students at the Alternative Learning Center.

Council Member Jones also reported on speaking at the Alternative Learning Center as well as recently volunteering for Special Olympics.

Council Member Resnick commended Council Member Jones for his decades of service to the Special Olympics. Mr. Resnick further reported on touring Dubuque Stamping & Manufacturing.

Council Member Wethal reported on the recent passing of Perry High School Principal Dan Marburger after a recent shooting at the school in Perry, IA.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:38 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. Point of Order by Cavanagh that the suggested disposition also included Confidential Records – Chapter 21.5(1)(a) Code of Iowa. Motion amended by Jones to include discussion of Chapter 21.5(1)(a) and seconded by Roussell. 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 Senior Counsel Lindahl. Motion carried 7-0.

The City Council reconvened in open session at 9:01 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:01 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:00 p.m. on February 5, 2024, 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 Travel Dubuque's Annual Update.

WORK SESSION

Travel Dubuque Annual Update

Travel Dubuque President and CEO Keith Rahe provided the organization's annual presentation. Responding to a question from the City Council regarding the increase in the Growing Sustainable Communities Conference budget from Fiscal Year 2024 to Fiscal Year 2025, Mr. Rahe stated that the conference did not occur in Fiscal Year 2024.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on February 5, 2024, 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

City Clerk Breitfelder announced that Action Item No. 8 was removed from the meeting.

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 January 16, 2024; Historic Preservation Commission of December 14, 2023, and January 18, 2024; Housing Commission of April 25, 2023; Proof of Publication for City Council Proceedings of December 29, 2023, and January 3, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Conner Maiden for vehicle damage; Dalton Schoen for vehicle damage; Adam Smith for vehicle damage; Katherine Smith for vehicle damage; John Wagner for property 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: Connor Maiden for vehicle damage; Dalton Schoen for vehicle damage; Adam Smith for vehicle damage; Katherine Smith for vehicle damage; John Wagner for property 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. 17-24 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.

**RESOLUTION NO. 17-24
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, IA. 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 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Settlement Authority for City Manager and City Attorney: Upon motion the documents were received and filed, and Resolution No. 18-24 Authorizing the City Manager and the City Attorney to settle claims by and against the City was adopted.

**RESOLUTION NO. 18-24
AUTHORIZING THE CITY MANAGER AND THE CITY ATTORNEY TO SETTLE CLAIMS BY AND AGAINST THE CITY**

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

Section 1. The City Manager is authorized to settle claims by and against the City where the amount of the settlement is \$20,000 or less, and all workers' compensation claims.

Section 2. The City Attorney is authorized to settle claims by and against the City where the amount of the settlement is \$10,000 or less.

Section 3. When the City Manager, or the City Attorney reach a final, binding, written settlement agreement, the City Manager or the City Attorney shall, upon request and to the extent allowed under applicable law, prepare a brief summary of the resolution of the dispute indicating the identity of the parties involved, the nature of the dispute, and the terms of the settlement, including any payments made to or by or on behalf of the government body and any actions to be taken by the government body. The City Manager or the City Attorney are not required to prepare a summary if the settlement agreement includes the information required to be included in the summary. The settlement agreement and any required summary shall be a public record.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

6. Neighborhood Association Toolkit: Upon motion the documents were received and filed.

7. Carbon Disclosure Project – 2023 Scorecard: Upon motion the documents were received and filed.

8. Public, Educational, and Government (PEG) Fund Expenditures for City of Dubuque, Glass House LLC, and Art For Us: Upon motion the documents were received, filed, and approved.

9. Acceptance of Public Water Distribution System Improvements in Wildflower Ridge Subdivision # 4, in the City of Sageville and in Dubuque County, IA.: Upon motion the documents were received and filed, and Resolution No. 19-24 Accepting Public Water Distribution

System Improvements in Wildflower Ridge Subdivision # 4, in the City of Sageville and in Dubuque County, IA. was adopted.

**RESOLUTION NO. 19-24
ACCEPTING PUBLIC WATER DISTRIBUTION SYSTEM IMPROVEMENTS IN WILDFLOWER RIDGE SUBDIVISION # 4, IN THE CITY OF SAGEVILLE AND IN DUBUQUE COUNTY, IA.**

Whereas, pursuant to a Memorandum of Understanding between the City of Dubuque and Vendors Unlimited Corporation, which was approved on June 7, 2021, by City Council Resolution No. 197-21, a copy of which is attached hereto, certain private improvements, including a water main distribution system were to be dedicated by Vendors Unlimited Corporation to the City of Dubuque for ownership and maintenance; and

Whereas, per the requirements of the Memorandum of Understanding, Vendors Unlimited Corporation has made all necessary improvements to its water distribution system located in the Wildflower Ridge Subdivision #4 area to make the system compliant with Iowa DNR requirements and City of Dubuque Standards; and

Whereas, the improvements have been completed and the City Manager has examined the work and has filed a certificate stating that the same has been completed in accordance with the plans approved by the City Council and in conformance with City specifications, and has recommended that the improvements be accepted by the City Council.

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

Section 1. That the recommendation of the City Manager be approved and that all public water distribution improvements, not including water service lines from water main to each residence which are to remain private, in Wildflower Ridge Subdivision # 4, in the City of Sageville and in Dubuque County, IA., be and the same are hereby accepted and will become part of the City's water distribution system.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. Offer to Buy Real Estate from Faith Temple United Pentecostal Church Owned Parcel P.I.N.#1119358005: Upon motion the documents were received and filed, and Resolution No. 20-24 Approving the Offer to Buy Real Estate and Acceptance for the Acquisition of Real Property owned by Faith Temple United Pentecostal Church by the City of Dubuque was adopted.

**RESOLUTION NO. 20-24
APPROVING THE OFFER TO BUY REAL ESTATE AND ACCEPTANCE FOR THE ACQUISITION OF REAL PROPERTY OWNED BY FAITH TEMPLE UNITED PENTECOSTAL CHURCH BY THE CITY OF DUBUQUE**

Whereas, Faith Temple United Pentecostal Church (Faith Temple) is the owner of the following real described property:

City Lots Lot 1 of Lot 20, Lot 1 of Lot 21, Lot 1 of Lot 22, Lot 1 of Lot 23, Lot 1 of Lot 24, Lot 1 of Lot 25, Lot 1 of Lot 26, Lot 1 of Lot 27 all of Block 17 in Dubuque Harbor Improvement Company Addition in the City of Dubuque, IA. (the Property); and

Whereas, City and Faith Temple have entered into an agreement (the Offer to Buy, subject to the approval of the City Council of the City of Dubuque, a copy of which is attached hereto, pursuant to which Faith Temple will convey the Property to City; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Purchase Agreement.

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

Section 1. That the City Council is hereby approves the Offer to Buy for the acquisition of the Property.

Section 2. That the City of Dubuque is hereby authorized to accept a Warranty Deed from Faith Temple for the Property.

Section 3. That the City Clerk is hereby authorized and directed to cause said Warranty Deed to be recorded in the office of the Dubuque County Recorder, together with a certified copy of this Resolution.

Section 4. That the City Clerk is hereby directed to forward a copy of this Resolution to the Dubuque County Assessor and the Dubuque County Auditor.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Iowa Amphitheater on Schmitt Island Project Geotechnical Engineer Request to Distribute RFQ and Create an RFQ Review Committee - Project Number: 3049900010: Upon motion the documents were received, filed, and approved.

12. Iowa Amphitheater on Schmitt Island Project Environmental Engineer Request to Distribute RFQ and Create an RFQ Review Committee - Project Number: 3049900010: Upon motion the documents were received, filed, and approved.

13. Bee Branch Blum Site Brownfield Clean Up & On-Call Environmental Engineering RFQ - Request to Distribute RFQ and Create an RFQ Review Committee - Project Code 5586500013-303: Upon motion the documents were received, filed, and approved.

14. RAISE Infrastructure Planning Grant: Approve Professional Consultant Services Agreement - Engineering Design and NEPA / Environmental Project Development - Iowa DOT Project No. EDP-2100 (705) --7Y-31: Upon motion the documents were received and filed, and Resolution No. 21-24 Approving Professional Services Consultant Contract with AECOM Technical Services, Inc. to complete the Phase I (Concept Design / Preliminary Design / NEPA / Public Involvement) to advance development for the Rebuilding America's Infrastructure with Sustainability and Equity (RAISE) Infrastructure Planning Grant for the project entitled "Building Bridges to Employment and Equity (B2E2)" was adopted.

**RESOLUTION NO. 21-24
APPROVING PROFESSIONAL SERVICES
CONSULTANT CONTRACT WITH AECOM
TECHNICAL SERVICES, INC. TO COM-
PLETE THE PHASE I (CONCEPT DESIGN /
PRELIMINARY DESIGN / NEPA / PUBLIC
INVOLVEMENT) TO ADVANCE DEVELOP-
MENT FOR THE REBUILDING AMERICA'S
INFRASTRUCTURE WITH SUSTAINABILITY
AND EQUITY (RAISE) INFRASTRUCTURE
PLANNING GRANT FOR THE PROJECT
ENTITLED "BUILDING BRIDGES TO EM-
PLOYMENT AND EQUITY (B2E2)"**

Whereas, the City solicited competitive proposals from qualified consulting engineering firms to determine interest and capabilities to complete preliminary and final engineering design services; and

Whereas, the City Council concurred with the Consultant Selection Committee's recommendation in the selection of AECOM Technical Services, Inc. as the first-ranked Consultant; and

Whereas, the City Council authorized the City Engineer to initiate contract negotiations for Professional Consultant Services; and

Whereas, the City in collaboration with AECOM Technical Services, Inc., developed a consultant scope of work and a negotiated fee for services in the amount of \$2,015,250 for Professional Consultant Services to complete the Phase I (Concept Design / Preliminary Design / NEPA / Public Involvement) to advance development for the B2E2 RAISE Infrastructure Planning Grant project.

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

Section 1. That said Professional Services Consultant Contract with AECOM Technical Services, Inc. to complete the Phase I (Concept Design / Preliminary Design / NEPA / Public Involvement) to advance development for the B2E2 RAISE Infrastructure Planning Grant project is hereby approved.

Section 2. The City Manager is authorized and directed to execute the Professional Services Consultant Contract with AECOM Technical Services, Inc.

Passed, approved, and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

15. United States Environmental Protection Agency (USEPA) Brownfields Multipurpose Grant Project: Request to Distribute RFQ and Create an RFQ Review Committee: Upon motion the documents were received, filed, and approved.

16. Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2023 and HPC Annual Work Plan for 2024: Upon motion the documents were received, filed, and approved.

17. Arts & Cultural Affairs Advisory Commission Operating Support Grant Application Modification: Upon motion the documents were received, filed, and approved.

18. 2023 Justice Assistance Grant (JAG) Acceptance of Grant Award: Upon motion the documents were received, filed, and approved.

19. Automated Speed Enforcement Handout: Upon motion the documents were received and filed.

20. Updated Population Change Handout: Upon motion the documents were received and filed.

21. Park and Recreation Commission Correspondence: Upon motion the documents were received and filed.

22. Community Development Block Grant (CDBG) FY2024 Annual Action Plan Amendment #2 Non-Substantial Amendment: Upon motion the documents were received and filed, and Resolution No. 22-24 Adopting the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant (CDBG) Annual Action Plan Amendment #2 Non-Substantial Amendment was adopted.

**RESOLUTION NO. 22-24
ADOPTING THE FISCAL YEAR 2024 (PRO-
GRAM YEAR 2023) COMMUNITY**

**DEVELOPMENT BLOCK GRANT (CDBG)
ANNUAL ACTION PLAN AMENDMENT #2
NON-SUBSTANTIAL AMENDMENT**

Whereas, the City of Dubuque, through a series of public meetings and hearings, proposed a Fiscal Year 2024 (Program Year 2023) 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 on January 17, 2024 to receive community input on the Second Non-Substantial Amendment to the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant Annual Action Plan; and

Whereas, the Community Development Advisory Commission unanimously recommended the City Council approve Amendment #2 Non-Substantial Amendment to the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant Annual Action Plan on January 17, 2024.

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

Section 1. That the Community Development Block Grant Fiscal Year 2024 (Program Year 2023) Annual Action Plan Amendment #2 Non-Substantial Amendment, attached hereto and by this reference made a part hereof, is hereby approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized to execute the Fiscal Year 2024 (Program Year 2023) Annual Action Plan Amendment #2 Non-Substantial Amendment for the use of Community Development Block Grant funds based on this adopted budget and execute standard contracts and agreements.

Section 3. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute all related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breifelder, City Clerk

23. Community Development Advisory Commission Cross-Representative Appointment: Housing Commission requested City Council approval on the appointment of Renee Kehoe, 1209 Lincoln Ave., to the Cross-Representative term on the Community Development Advisory Commission that will expire on August 17, 2024. Upon motion the documents were received, filed, and approved.

24. Housing Trust Fund Advisory Committee Cross-Representative Appointment: Housing Commission requested City Council concurrence on the appointment of Amy Eudaley, 950 Wood St., to the Cross-Representative term on the Housing Trust Fund Advisory Committee that will expire on August 17, 2026. Upon motion the documents were received, filed, and concurred.

25. Long Range Planning Advisory Commission Cross-Representative Appointment: Housing Commission requested City Council concurrence on the appointment of Rick Merfeld, 2718 Andrew Ct., to the Cross-Representative term on the Long-Range Planning Advisory Commission that will expire on August 17, 2025. Upon motion the documents were received, filed, and concurred.

26. ImOn Arena Activation Plan: Upon motion the documents were received and filed.

27. Proposed 16th Amendment to Master Co-location and Shared Services Agreement between the City of Dubuque and ImOn Communications LLC: Upon motion the documents were received, filed, and approved.

28. Dubuque County Multi-Jurisdictional Hazard Mitigation Plan Approval: Upon motion the documents were received and filed, and Resolution No. 23-24 Adopting the Dubuque County Multi-Jurisdictional Local Hazard Mitigation Plan was adopted.

**RESOLUTION NO. 23-24
ADOPTING THE DUBUQUE COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN**

Whereas, the City of Dubuque recognizes the threat that natural hazards pose to people and property within our community; and

Whereas, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

Whereas, the U.S Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards; and

Whereas, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

Whereas, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

Whereas, the City of Dubuque fully participated in the hazard mitigation planning process to prepare this Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, the Iowa Homeland Security and Emergency Management Department officials have reviewed the "Dubuque County Multi-Jurisdictional Local Hazard Mitigation Plan," and approved it contingent upon approval by the Federal Emergency Management Agency Region VII and this official adoption of the participating governing body; and

Whereas, the City of Dubuque desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Dubuque County Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, adoption by the governing body for the City of Dubuque demonstrates the jurisdictions' commitment to fulfilling the mitigation goals outlined in this Multi-Jurisdictional Local Hazard Mitigation Plan; and

Whereas, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

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

Section 1. The City of Dubuque adopts the "Dubuque County Multi-Jurisdictional Local Hazard Mitigation Plan" as an official plan.

Section 2. The City of Dubuque will submit this Adoption Resolution to the Iowa Homeland Security and Emergency Management Department and Federal Emergency Management Agency Region VII officials to enable the plan's final approval.

Passed, approved, and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 7-0.

Setting a Public Hearing to approve the Radford Road Urban Revitalization Plan Amendment 3: Upon motion the documents were received and filed and Resolution No. 24-24 Setting a public hearing to amend the Radford Road Urban Revitalization Area Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024, in the Historic Federal Building.

RESOLUTION NO. 24-24 SETTING A PUBLIC HEARING TO AMEND THE RADFORD ROAD URBAN REVITALI- ZATION AREA PLAN

Whereas, the City Council finds that development of housing and residential development, including single or multifamily housing in

this location is appropriate and necessary in the interest of the welfare of the residents of the City, and the property substantially meets the criteria for Urban Revitalization according to Section 404.1 of the Code of Iowa; and

Whereas, the City Council wishes to amend the Radford Road Urban Revitalization Area Plan to provide a tax abatement schedule equivalent to the schedule provided prior to Iowa Legislation changes made in 2023; and

Whereas, the Iowa Code requires a public hearing to amend an Urban Revitalization Area Plan.

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

Section 1. The City Clerk is directed to publish notice of a public hearing on the adoption of an amended Urban Revitalization Plan for the Radford Road Urban Revitalization Area to be held on February 19, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the Plan and the general scope of the Urban Revitalization Plan activities planned for such area.

Passed and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Setting a Public Hearing to approve the Alta Vista Urban Revitalization Plan Amendment 1: Upon motion the documents were received and filed and Resolution No. 25-24 Setting a public hearing to amend the Alta Vista Urban Revitalization Area Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024, in the Historic Federal Building.

RESOLUTION NO. 25-24 SETTING A PUBLIC HEARING TO AMEND THE ALTA VISTA URBAN REVITALIZATION AREA PLAN

Whereas, the City Council finds that development of housing and residential development, including single or multifamily housing in this location is appropriate and necessary in the interest of the welfare of the residents of the City, and the property substantially meets the criteria for Urban Revitalization according to Section 404.1 of the Code of Iowa; and

Whereas, the City Council wishes to amend the Alta Vista Urban Revitalization Area Plan to provide a tax abatement schedule equivalent to the schedule provided prior to Iowa Legislation changes made in 2023; and

Whereas, the Iowa Code requires a public hearing to amend an Urban Revitalization Area Plan.

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

Section 1. The City Clerk is directed to publish notice of a public hearing on the adoption of an amended Urban Revitalization Plan for the Alta Vista Urban Revitalization Area to be held on February 19, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the Plan and the general scope of the Urban Revitalization Plan activities planned for such area.

Passed and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Setting a Public Hearing to approve the Bies Drive Urban Revitalization Plan Amendment 1: Upon motion the documents were received and filed and Resolution No. 26-24 Setting a public hearing to amend the Bies Drive Urban Revitalization Area Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024, in the Historic Federal Building.

**RESOLUTION NO. 26-24
SETTING A PUBLIC HEARING TO AMEND
THE BIES DRIVE URBAN REVITALIZATION
AREA PLAN**

Whereas, the City Council finds that development of housing and residential development, including single or multifamily housing in this location is appropriate and necessary in the interest of the welfare of the residents of the City, and the property substantially meets the criteria for Urban Revitalization according to Section 404.1 of the Code of Iowa; and

Whereas, the City Council wishes to amend the Bies Drive Urban Revitalization Area Plan to provide a tax abatement schedule equivalent to the schedule provided prior to Iowa Legislation changes made in 2023; and

Whereas, the Iowa Code requires a public hearing to amend an Urban Revitalization Area Plan.

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

Section 1. The City Clerk is directed to publish notice of a public hearing on the adoption of an amended Urban Revitalization Plan for the Bies Drive Urban Revitalization Area to be held on February 19, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the Plan and the general scope of the Urban Revitalization Plan activities planned for such area.

Passed and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Setting a Public Hearing to approve the Plaza Drive Urban Revitalization Plan Amendment 1: Upon motion the documents were received and filed and Resolution No. 27-24 Setting a public hearing to amend the Plaza Drive Urban Revitalization Area Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024, in the Historic Federal Building.

**RESOLUTION NO. 27-24
SETTING A PUBLIC HEARING TO AMEND
THE PLAZA DRIVE URBAN REVITALIZA-
TION AREA PLAN**

Whereas, the City Council finds that development of housing and residential development, including single or multifamily housing in this location is appropriate and necessary in the interest of the welfare of the residents of the City, and the property substantially meets the criteria for Urban Revitalization according to Section 404.1 of the Code of Iowa; and

Whereas, the City Council wishes to amend the Plaza Drive Urban Revitalization Area Plan to provide a tax abatement schedule equivalent to the schedule provided prior to Iowa Legislation changes made in 2023; and

Whereas, the Iowa Code requires a public hearing to amend an Urban Revitalization Area Plan.

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

Section 1. The City Clerk is directed to publish notice of a public hearing on the adoption of an amended Urban Revitalization Plan for the Plaza Drive Urban Revitalization Area to be held on February 19, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the Plan and the general scope of the Urban Revitalization Plan activities planned for such area.

Passed and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Setting a Public Hearing to approve the Dubuque Urban Revitalization Plan Amendment 1: Upon motion the documents were received and filed and Resolution No. 28-24 Setting a public hearing to amend the Dubuque Urban Revitalization Area Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 19, 2024, in the Historic Federal Building.

**RESOLUTION NO. 28-24
SETTING A PUBLIC HEARING TO AMEND
THE DUBUQUE URBAN REVITALIZATION
AREA PLAN**

Whereas, the City Council finds that rehabilitation of housing and residential development, including single or multifamily housing in this location is appropriate and necessary in the interest of the welfare of the residents of the City, and the property substantially meets the criteria for Urban Revitalization according to Section 404.1 of the Code of Iowa; and

Whereas, the City Council wishes to amend the Dubuque Urban Revitalization Area Plan to add relevant changes made to Iowa Legislation in Chapter 404 of the Code of Iowa; and

Whereas, the Iowa Code requires a public hearing to amend an Urban Revitalization Area Plan.

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

Section 1. The City Clerk is directed to publish notice of a public hearing on the adoption of an amended Urban Revitalization Plan for the Dubuque Urban Revitalization Area to be held on February 19, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the Plan and the general scope of the Urban Revitalization Plan activities planned for such area.

Passed and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

6. Setting a Public Hearing for the Bipartisan Infrastructure Law State Revolving Fund (SRF) - Environmental Review - Private Lead Service Line Replacement Pilot Program: Upon motion the documents were received and filed and Resolution No. 29-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program: Preliminary Approval of an Environmental Review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program and ordering the advertisement for public notice was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 18, 2024 in the Historic Federal Building.

**RESOLUTION NO. 29-24
STATE REVOLVING FUND (SRF) LOAN -
ENVIRONMENTAL REVIEW PRIVATE LEAD
SERVICE LINE REPLACEMENT PILOT
PROGRAM, PRELIMINARY APPROVAL OF
AN ENVIRONMENTAL REVIEW AS PRO-
VIDED BY SRF'S DEPARTMENT OF NATU-**

**RAL RESOURCES FOR THE PRIVATE
LEAD SERVICE LINE REPLACEMENT PI-
LOT PROGRAM AND ORDERING THE AD-
VERTISEMENT FOR PUBLIC NOTICE**

Whereas, the City of Dubuque is pursuing an engineered solution to reduce the number of private lead service lines in the City of Dubuque through an Iowa State Revolving Fund assisted pilot program; and

Whereas, the functional replacement of lead water service lines within Dubuque by trenching or pull-through methods is known to reduce the potential for drinking water contamination at a house-by-house level; and

Whereas, currently, Dubuque intends on replacing approximately 585 lead service lines in phases; and

Whereas, the City of Dubuque hired ORIGIN Design, consulting engineers to complete planning and preparation of loan documents to secure funding for the project, and as part of the loan process, the City is required to complete an environmental review through public hearing.

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

Section 1. The environmental review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program, is hereby preliminarily approved, and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 18th day of March 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350

W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed environmental review of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general

circulation in the City of Dubuque, IA., which notice shall be published not less than thirty days prior to the date of such hearing. At the hearing, any interested person may appear and file comments on the environmental review of the Project.

Section 3. The environmental review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program is hereby ordered to be advertised for public hearing.

Passed, adopted, and approved this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

7. Setting a Public Hearing to adopt the Public Housing Authority Annual Plan for Federal Fiscal Year 2024: Upon motion the docu-

ments were received and filed and Resolution No. 30-24 Setting a Public Hearing to review and approve the Public Housing Authority Federal Fiscal Year 2024 Annual Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 1, 2024, in the Historic Federal Building.

**RESOLUTION NO. 30-24
SETTING A PUBLIC HEARING TO REVIEW
AND APPROVE THE PUBLIC HOUSING
AUTHORITY FEDERAL FISCAL YEAR 2024
ANNUAL PLAN**

Whereas, the City of Dubuque is designated as a Public Housing Authority; and

Whereas, the City of Dubuque maintains and creates a Public Housing Authority Annual Plan each fiscal year; and

Whereas, the Housing Commission held a public meeting to review the Annual Plan on January 23, 2024; and

Whereas, the City desires to hold a public hearing to receive comment on the proposed Public Housing Authority Fiscal Year 2024 Annual plan.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 6:30 p.m. on April 1, 2024, for the purpose of holding a public hearing and taking action to approve the Public Housing Authority Fiscal Year 2024 Annual Action Plan.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and approve the Public Housing Authority Fiscal Year 2024 Annual Plan.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

8. Setting a Public Hearing to approve the Revised Administrative Plan for the Housing Choice Voucher Program: Upon motion the documents were received and filed and Resolution No. 31-24 Setting a Public Hearing to review and approve the Public Housing Authority's Administrative Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 1, 2024, in the Historic Federal Building.

**RESOLUTION NO. 31-24
SETTING A PUBLIC HEARING TO REVIEW
AND APPROVE THE PUBLIC HOUSING
AUTHORITY'S ADMINISTRATIVE PLAN**

Whereas, the City of Dubuque is designated as a Public Housing Authority; and

Whereas, the City of Dubuque maintains a comprehensive Public Housing Authority Administrative Plan; and

Whereas, the City of Dubuque desires to revise said Public Housing Authority Administrative Plan; and

Whereas, the Housing & Community Development Department will adopt the revisions to the Public Housing Authority Administrative Plan, subject to City Council approval.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 6:30 p.m. on April 1, 2024, for the purpose of holding a public hearing and taking action to approve the Public Housing Authority Fiscal Year 2024 Annual Action Plan.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and approve the Public Housing Authority Administrative Plan.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Community Development Advisory Commission: One, 3-Year Term through February 15, 2027 (Expiring low/moderate income representative term of Hammel Jr.). Applicant: Gerald Hammel Jr., 1225 1/2 Rhomberg Ave. Qualifies as low/moderate income representative

2. Transit Advisory Board: One, 3-Year Term through July 30, 2026 (Vacant term of Daughters). Applicant: Dora Serna, 2160 Marion Street.

PUBLIC INPUT

Veronica McAvoy, 125 W. 9th St.; Nino Erba, 180 W. 15th St.; Joesph Lewis, 90 Main St., President of the Bishop Block Tenants Association; Jaime Izaguirre, 1394 Locust St., with Iowa Citizens for Community Improvement; Zoie Fortson, 299 Main St.; and Becky Sisco, 1205 Pamela Ct., respectively provided input regarding Action Item No. 1, sharing concerns about communication issues with area landlords, unsafe housing conditions

for renters, and a need for more housing inspectors.

Laurana Snyder, 899 Cottage Pl., spoke in support of Action Item No. 4, speaking about the potential benefits of the proposed community orchard.

ACTION ITEMS

1. Proposed Rental License Fee Increases for February 2024: Motion by Jones to receive and file the documents and adopt Resolution No. 32-24 Approving the increase in fees for the rental license and inspection program. Seconded by Wethal. Housing and Community Development Director Alexis Steger responded to multiple questions from the City Council. Ms. Steger cautioned against hiring an additional Housing Inspector, stating that a significant amount of time and money is necessary to train inspectors. Since staff intend to reduce inspections to a three-year cycle, an additional inspector may not be needed by the time that individual is fully trained. Ms. Steger stated that city staff would inspect a unit if they received a tenant concern and did not receive a response from the landlord. City Manager Van Milligen stated that the city's goal is to fund 90% of the housing inspector roles through rental inspection fees and the remaining 10% through general funds based on inspectors having some duties outside of rental inspections. City Manager Van Milligen also summarized the city's previous and current rental unit inspection processes. Per the current process, landlords are not charged for their first inspection but are charged for their first re-inspection. City Attorney Brumwell summarized the options for legal action on abandoned units. City Council Members engaged in discussion regarding the recommended timeframe for inspections and encouraged tenants to report concerns regarding their rental units or landlords. Mayor Cavanagh emphasized the agenda item was to approve fee increases and requested the City Council discuss aspects outside the scope of the agenda item during the upcoming budget process. City Attorney Brumwell stated that the City Council would receive a memo from her prior to the budget hearings that will outline the process for discussing budget items. City Manager Van Milligen confirmed that the Housing Department's Fiscal Year 2025 budget hearing is scheduled for March 28, 2024, at 6:30 p.m. Motion carried 6-1 with Wethal voting nay.

RESOLUTION NO. 32-24 APPROVING THE INCREASE IN FEES FOR THE RENTAL LICENSE AND INSPECTION PROGRAM

Whereas, the Housing and Community Development Department is requesting a fee

increase to support the activities of the rental license and inspection program in order to be self-supporting; and

Whereas, the current rental inspection cycle is 5 years and the Housing and Community Development Department is proposing a shorter cycle of 3 years; and

Whereas, the effective date of the inspection fee increases will be effective March 1, 2024, and the rental license fee increases will be effective for calendar year 2024 to ensure the activity is self-supporting in Fiscal Year 2024.

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

Section 1. That the rental licensing fee schedule will be changed effective February 5, 2024, as follows:

Dwelling unit fees will be increased from \$30 to \$45

Structure fees will be increased from \$25 to \$45

Rooming unit fees will be increased from \$20 to \$30; and

Section 2. That the penalty fee schedule will be changed effective March 1, 2024, as follows:

Reinspection fee will be increased from \$85 to \$100

Reinspection fee with picture only will be increased from \$0 to \$25.

Passed, approved and adopted this 5th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

2. Progress Update: 3000 Jackson Street Dubuque Brewing and Malting Building: Motion by Resnick to receive and file the documents and listen to the presentation. Seconded by Farber. Housing and Community Development Director Alexis Steger provided a status update on the Dubuque Brewing and Malting project at 3000 Jackson Street, sharing that asbestos work is currently underway and will be extensive. Responding to questions from the City Council, Ms. Steger stated that the building owner provides a daily update and that no municipal infractions have been issued thus far. While the owner has not communicated a timeline, Ms. Steger stated that the owner is seeking a third-party loan, which requires reassessment of the property and will therefore take time to complete. Mayor Cavanagh requested that the City Council continue to receive progress updates on the consent agenda. Motion carried 7-0.

3. Approval of Westbrook Park and Eagle Valley Park Concept Plans: Motion by Rousell to receive and file the documents and approve the Westbrook Park and Eagle Valley

Park concept plans. Seconded by Sprank. Responding to questions from the City Council, Project and Facilities Manager Jared Charland stated that the Park and Recreation Commission unanimously approved the concept plans, that the concepts could be slightly modified based on supply chain issues and outlined the options for potential trail connections in the future. Motion carried 7-0.

4. Dubuque Trees Forever Community Orchard Proposal for Caledonia Park: Motion by Jones to receive and file the documents and approve the concept plan for Caledonia Park and allow staff to continue to work with Dubuque Trees Forever to create a community orchard and pollinator garden at that park. Seconded by Wethal. Council Member Roussell announced that she would abstain from the vote due to serving as the Executive Director of Dubuque Trees Forever. Responding to a question from the City Council, City Manager Van Milligen stated that the property will be city-owned and will be maintained by Dubuque Trees Forever. Council Member Roussell stated that Dubuque Trees Forever will be hosting a public input meeting on February 21st at the ImOn Arena to discuss any resident concerns and receive other feedback on the plan. City Council Members provided input on notifying area residents about the plan. Motion carried 6-0 with abstention from Roussell.

5. Dubuque Police Department 2024 Awards and Recognition Program: Motion by Jones to receive and file the documents and listen to the presentation. Seconded by Sprank. Police Captain Brendan Welsh summarized the Dubuque Police Department's 2024 Awards and Recognition Program. City Council Members thanked the Police Department for hosting the program and commended the guest speaker's speech on emotional intelligence. Motion carried 7-0.

6. Agenda and Meeting Management System Request for Proposals: Motion by Roussell to receive and file the documents and approve releasing a Request for Proposals (RFP) for an Agenda and Meeting Management System for City Council meeting agendas, replacing NovusAgenda. Seconded by Farber. Motion carried 7-0.

7. Recreation Fee Increase Recommendation and Estimated Revenue Summary: Motion by Jones to receive and file the documents and approve the recreation fee increases starting spring of 2024 to assist in offsetting the impact of the recent wage increases and other operational cost increases

Seconded by Resnick. City Council Members emphasized the need to increase fees to fund operations and maintain quality staff. Motion carried 7-0.

8. Smart Parking & Mobility Management Plan: Parking Access Revenue Control System Request to Distribute RFP and Create an RFP Review Committee - CIP 360-2936: This item was removed from the meeting.

9. Request to Dubuque Metropolitan Area Transportation Study (DMATS) to Reprogram Federal Surface Transportation Block Grant (STBG) Funds: Motion by Sprank to receive and file the documents and approve requesting reallocation of Dubuque Metropolitan Area Transportation Study (DMATS) Surface Transportation Block Grant (STBG) funds. Seconded by Wethal. City Council Members commended the partnerships leveraged to make the reallocation successful and emphasized the significance of installing a railroad overpass. City Manager Van Milligen acknowledged Dubuque Racing Association President and CEO Alex Dixon's and Greater Dubuque Development Corporation President and CEO Rick Dickinson's efforts toward the proposal. Motion carried 7-0.

10. Work Session Request: Chaplain Schmitt Island Redevelopment Plan: Motion by Roussell to receive and file the documents and schedule the work session for February 12, 2024, at 6:00 p.m. Seconded by Sprank. Motion carried 7-0.

11. Work Session Request: City Prevention and Response to an Active Aggressor Situation: Motion by Jones to receive and file the documents and schedule the work session for April 15, 2024, at 5:15 p.m. Seconded by Wethal. Motion carried 7-0.

12. Work Session Request: Iowa Jobs for America's Graduates (iJAG) City Life Student Presentation to City Council: Motion by Roussell to receive and file the documents and schedule the work session for May 6, 2024, at 6:00 p.m. Seconded by Jones. Motion carried 7-0.

13. Curbside Collections - Battling the Elements Video: Motion by Farber to receive and file the documents and view the video. Seconded by Wethal. Media Services showed a video produced following the January 9 through 12, 2024, snow events on curbside collections during winter conditions. The video can be viewed at <https://youtu.be/BeGKgLBReBM?si=1clIMXRqAZ0UrXf3>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Sprank reported on advocating for the residents of the Table Mound Mobile Home Park at the Iowa State Capital during the current legislative session.

Council Member Jones reported on recently traveling via Route 66 and commended Dubuque's cleanliness compared to some of his travel destinations.

Council Member Farber reported on the Female Student-Athletes Golden Jubilee Celebration at Dubuque Senior High School, her service on the National League of Cities (NLC) Information Technology Committee and Artificial Intelligence Advisory Committee, presenting to Alternative Learning Center students at Magoo's Pizza, and Simmons Pet Food's recent ribbon cutting at their new facility.

Council Member Wethal reported on attending the Dubuque Police Department's Awards and Recognition Program and Simmons Pet Food's recent ribbon cutting.

Mayor Cavanagh reported on attending the United States Conference of Mayors annual meeting in Washington D.C., becoming President-Elect of the Iowa League of Cities (ILC), and chairing ILC's Legislative Policy Committee. Mayor Cavanagh additionally mentioned two upcoming Dubuque Area Chamber of Commerce events: Dubuque Night in Des Moines and the D.C. Fly-In.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:57 p.m. to discuss Confidential Records and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(j) Code of Iowa. Seconded by Sprank. Mayor Cavanagh stated for the record that the attorney who will consult with the 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 9:59 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:59 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 6:00 p.m. on February 12, 2024, 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 Chaplain Schmitt Island Redevelopment Plan.

WORK SESSION

Chaplain Schmitt Island Redevelopment Plan

Economic Development Director Jill Connors introduced Dubuque Racing Association (DRA) President and CEO Alex Dixon. Mr. Dixon presented the Redevelopment Plan for Chaplain Schmitt Island with Ryan Peterson, Senior Partner of RDG Planning & Design, and Chris Brewer, Vice President of Economics and Planning at AECOM. City Council Members recommended potential partnerships with local universities and the Dubuque Audubon Society regarding the islands' conservation aspects. Regarding the City Council's role in the island's redevelopment, Mr. Dixon stated that the City Council's role is to provide direction on redevelopment for the DRA to implement. Mr. Dixon further stated that timing of the implementation will be based on funding. Mr. Dixon and Mr. Peterson responded to questions regarding the floodplain, stating that considerations will be made on the areas that are commercially viable to raise the floodplain. Responding to a question from the City Council, Planning Services Director Wally Wernimont stated that the island's Planned Unit Development (PUD) must be amended to include residential to the list of permitted uses if the City Council wanted to offer housing options on the island. This process would involve public hearings of the Zoning Advisory Commission and the City Council. City Manager Van Milligen stated that the intent of the work session was to present information to the City Council for consideration in future discussions on the island's redevelopment.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:29 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 the 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 9:10 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:10 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on February 19, 2024, 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 (attended virtually), 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 officer involved shooting procedures.

WORK SESSION**Officer Involved Shooting Procedures**

Assistant Police Chief Joe Messerich presented on the Dubuque Police Department's policy and procedures when a police officer is involved in an officer involved shooting or use of force incident causing death. Mr. Messerich responded to questions from the City Council regarding factors that increase the possibility of a threatful situation and how officer resources have evolved over time. City Council Members praised the police department's proactive approach of sharing its policies and utilizing national conferences to develop best practices.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:22 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on February 19, 2024, 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 (attended virtually), 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

PROCLAMATION(S)

1. National Eating Disorder Awareness Week (February 26 - March 1, 2024) was accepted by Jami Schadler on behalf of NAMI Dubuque.

2. Dubuque's Read Across America Day (March 2, 2024) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

CONSENT ITEMS

Council Member Resnick requested Item No. 8 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except for Item No. 8. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of February 5 and February 12, 2024; Community Development Advisory Commission Minutes of January 17, 2024; Library Board of Trustees Updates of December 21, 2023, and January 25, 2024; Zoning Advisory Commission Minutes of February 7, 2024; Proof of Publication for City Council Proceedings of January 16, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Kami Adolf for vehicle damage; April Colehour for personal injury; Douglas Harkey for property damage; Nick May for property damage; Natalie Oltmanns 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: Kami Adolf for vehicle damage; April Colehour for personal injury; Douglas Harkey for property damage; Nick May for property damage; Natalie Oltmanns 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. 33-24 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.

**RESOLUTION NO. 33-24
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, IA. 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 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Fiscal Year 2024 Main Street Iowa Program Agreement: Upon motion the documents were received and filed, and Resolution No. 34-24 Approving an Agreement by and among the Iowa Economic Development Authority, Dubuque Main Street, Ltd. and the City of Dubuque providing for the Dubuque Main Street Program in the City of Dubuque was adopted.

**RESOLUTION NO. 34-24
APPROVING AN AGREEMENT BY AND
AMONG THE IOWA ECONOMIC DEVELOPMENT
AUTHORITY, DUBUQUE MAIN
STREET, LTD. AND THE CITY OF DUBUQUE
PROVIDING FOR THE DUBUQUE
MAIN STREET PROGRAM IN THE CITY OF
DUBUQUE**

Whereas, an Agreement by and among the Iowa Economic Development Authority, Dubuque Main Street, LTD. and the City of Dubuque has been prepared for the purpose of continuing the Local Main Street Program in the City of Dubuque; and

Whereas, this Agreement is pursuant to contractual agreements between Dubuque Main Street, LTD., and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street District of the City of Dubuque IA.; and,

Whereas, the City Council of the City of Dubuque endorses the goal of economic revitalization of the Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach as developed by Main Street America and espoused by Main Street Iowa.

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

Section 1. That the City of Dubuque hereby agrees to support both financially and philosophically the work of Dubuque Main Street, LTD., designates the Main Street, LTD. Board to supervise the Executive Director, and commits to appoint a City official to represent the City on the local Main Street LTD. Board. The source of funds to support Dubuque Main Street will be from the City's General Fund.

Section 2. That the Mayor is hereby authorized and directed to execute the attached

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 Agreement as herein approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Correspondence to Iowa Utilities Board on Alliant Energy's Proposed Electric Rate Increase: City Manager recommended City Council approval to send the attached letter to the Iowa Utilities Board on Alliant Energy's Proposed Electric Rate Increase. Upon motion the documents were received, filed, and approved.

7. Calendar Year 2023 Urban Revitalization Program Applications: Upon motion the documents were received and filed, and Resolution No. 35-24 Approving property tax abatement applications submitted by property owners in urban revitalization areas and authorizing the transmittal of the approved applications to the City Tax Assessor was adopted.

**RESOLUTION NO. 35-24
APPROVING PROPERTY TAX ABATEMENT
APPLICATIONS SUBMITTED BY PROPERTY
OWNERS IN URBAN REVITALIZATION
AREAS AND AUTHORIZING THE TRANSMITTAL
OF THE APPROVED APPLICATIONS TO THE
CITY TAX ASSESSOR**

Whereas, Chapter 404 of the Code of Iowa, the Urban Revitalization Act, permits cities to abate property taxes for improvements made to properties in designated revitalization areas; and

Whereas the Urban Revitalization Act requires property owners to submit a written application for abatement by February 1, 2024, of the assessment year for which the abatement is first claimed and requires the City Council to approve all applications that meet the requirements of the adopted Urban Revitalization Plan. Copies of the Urban Revitalization applications are forwarded to the City Assessor for review by March 1, 2024; and

Whereas, pursuant to the requirements of said Urban Revitalization Act, the following Urban Revitalization Areas were established: Dubuque Urban Revitalization Area, Alta Vista, Radford Rd, 210 Jones St, Kunkel & Associates, Lange Estates; and

Whereas, the City of Dubuque, as of February 1, 2024, received tax abatement applications from the following property owners in the aforementioned urban revitalization districts eligible for tax exemption for the time period

indicated:

District, Address, Property Owner, Type of Property, Exemption Period

DBQ UR Area, 1540 Central Ave, Real Property Investments, LLC, Residential, 10-year

DBQ UR Area, 514 E 22nd St, Jacob & Kelly Kohlhaas, Residential, 10-year

DBQ UR Area, 308 Hill St., 308 Hill St LLC, Residential, 10-year

DBQ UR Area, 524 Lincoln Ave., Kellhoff Properties, LLC, Residential, 10-year

DBQ UR Area, 1141 Main St, St. Luke's Methodist Church, Residential, 10-year

DBQ UR Area, 1090 Melrose Terr., Mary Messler, Residential, 10-year

DBQ UR Area, 346 W Locust St., Weaver Castle LLC, Residential, 10-year

DBQ UR Area, 348 W Locust St., Weaver Castle LLC, Residential, 10-year

DBQ UR Area, 612 Lincoln Ave., Affordable Housing Network, Inc, Residential, 10-year

DBQ UR Area, 1448 Washington, Affordable Housing Network, Inc, Residential, 10-year

DBQ UR Area, 877 Wilson, Affordable Housing Network, Inc, Residential, 10-year

DBQ UR Area, 2860 Centra Avel, Justyna Miranda, Residential, 10-year

Whereas, the Housing and Community Development Department has reviewed the above-described applications, verified required permits were obtained and inspected for applicable improvements, verified inspections of the properties, and determined the applications and the improvements conform to the requirements of the City of Dubuque's Urban Revitalization Plans.

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

Section 1. That the above-described tax abatement applications meet the requirements of the City of Dubuque's Urban Revitalization Plans.

Section 2. That the above-described tax abatement applications are hereby approved by the City Council, subject to the review and approval of the City Assessor.

Section 3. That the City Clerk is hereby authorized and directed to forward the above-described tax abatement applications to the City Assessor.

Passed, approved, and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

8. 3000 Jackson, Dubuque Brewing and Malting Building Update: Council Member Resnick requested confirmation on which portion of the structure is planned for demolition. Housing and Community Development Director Alexis Steger stated that only the portion of the structure located at 3000 Jackston St. will

be demolished. Ms. Steger further stated that the most recent update from the developer indicated that the electrical in the building will need to be re-energized. Motion by Resnick to receive and file the documents. Seconded by Farber. Motion carried 7-0.

9. Communications Specialist Position: City Manager recommended City Council approval to switch the part-time (0.75 FTE) Communications Specialist position in the Public Information Office to a full-time position and make the currently full-time Communications Assistant position in the Public Information Office a part-time (0.75 FTE) position. Upon motion the documents were received, filed, and approved.

10. March/April 2024 City News Newsletter: City Manager provided a copy of the March/April 2024 City News Newsletter that will be distributed with City utility bills from February 14 through March 6, 2024. *Note: The Fiscal Year 2025 Budget Public Meetings Schedule has changed since publication of the newsletter. The current schedule can be viewed at: <https://www.cityofdubuque.org/3161/Fiscal-Year-2025-> Budget. Upon motion the documents were received and filed.

11. Approve Professional Consultant Services Supplemental Agreement **Error! Bookmark not defined.** No.1 Smart Traffic Routing with Efficient & Effective Traffic System (STREETS) Iowa DOT Project No. EDP-2100 (699)-7Y-31: Upon motion the documents were received and filed, and Resolution No. 36-24 Approving Consultant Professional Services - Supplemental Agreement No. 1 between the City of Dubuque and Parsons Transportation Group, Inc. for the Smart Traffic Routing with Efficient and Effective Traffic System (STREETS) Project was adopted.

**RESOLUTION NO. 36-24
APPROVING CONSULTANT PROFESSIONAL SERVICES - SUPPLEMENTAL AGREEMENT NO. 1 BETWEEN THE CITY OF DUBUQUE AND PARSONS TRANSPORTATION GROUP, INC. FOR THE SMART TRAFFIC ROUTING WITH EFFICIENT AND EFFECTIVE TRAFFIC SYSTEM (STREETS) PROJECT**

Whereas, the City Council approved the selection of Parsons Transportation Group, Inc. (Parsons) to design and implement the STREETS project; and

Whereas, Parsons assembled an in-depth, multidisciplinary project team with the capability, talent, qualifications, and experience to successfully complete the goals and objectives of STREETS; and

Whereas, Parsons has committed to

achieving the 5.0% Disadvantaged Business Enterprise (DBE) goal for the Project; and

Whereas, Supplemental Agreement No. 1 approves revisions to the original contract agreement scope of services, and replacing subconsultant, Transmart/EJM, with Alrek Business Solutions Inc. as part of Parsons team to design and implement the Smart Traffic Routing with Efficient and Effective Traffic System (STREETS) project; and

Whereas, since TranSmart no longer qualifies as a DBE firm, Parsons is proposing to remove TranSmart from the consultant team and add Alrek Business Solutions Inc. to the team as the replacement DBE firm.

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

Section 1. That Professional Consultant Services - Supplemental Agreement No. 1 with Parsons Transportation Group, Inc. for the Smart Traffic Routing with Efficient & Effective Traffic System (STREETS) project is hereby approved, subject to the concurrence of the Iowa Department of Transportation.

Section 2. The City Manager is authorized and directed to execute the Professional Consultant Services - Supplemental Agreement No.1 with Parsons Transportation Group, Inc.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

12. Catfish Creek Watershed Management Authority City Staff Appointment to the Board of Directors: Upon motion the documents were received and filed, and Resolution No. 37-24 Authorizing the City Manager to appoint City Staff Representatives to the Catfish Creek Watershed Management Authority Board of Directors was adopted.

**RESOLUTION NO. 37-24
AUTHORIZING THE CITY MANAGER TO
APPOINT CITY STAFF REPRESENTATIVES
TO THE CATFISH CREEK WATERSHED
MANAGEMENT AUTHORITY BOARD OF
DIRECTORS**

Whereas, the City Council of the City of Dubuque, IA. entered a 28E agreement among the Cities of Asbury, Centralia, and Peosta; Dubuque County; and the Dubuque Soil and Water Conservation District that formed the Catfish Creek Watershed Management Authority (CCWMA); and

Whereas, the 28E agreement established a nine-member Board of Directors to be comprised of representatives from the parties to the agreement with three to be appointed by the City of Dubuque; and

Whereas, the City Council established that the three representatives to serve on the

CCWMA Board of Directors from the City of Dubuque shall consist of one staff member as recommended by the City Manager and two qualified citizens with an application process like that of the boards and commissions programs; and

Whereas, allowing the City Manager to appoint the city staff representative would better ensure the continuity of City staff on the CCWMA Board.

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

Authorizes the City Manager to appoint the City staff representative on the Catfish Creek Watershed Management Authority Board of Directors.

Passed, approved, and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

13. Request to Eliminate Assistant Public Works Director, Hire an Additional Field Operations Supervisor, and adjust the Part-time Administrative Assistant to Full-time: Upon motion the documents were received, filed, and approved.

14. Historic Preservation Commission (HPC) Annual Workplan revision for Calendar Year 2024: Upon motion the documents were received, filed, and approved.

15. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 38-24 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.

**RESOLUTION NO. 38-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

7 Hills Brewing Co., 333 East 10th St.
Auto Workers AFL-CIO, 3450 Central Ave.
Lalo's, 1091 University Ave
Rusty Taco, 3333 Asbury Rd.

Renewals

Convivium Urban Farmstead, 2811 Jackson St.

Dollar General 6896, 605 West Locust St.
Dollar General 10074, 2400 Gateway Dr.
Dollar General 7289, 3250 Kennedy Cir. Ste. 8
Dubuque Mining Co., 555 John F. Kennedy Rd. Ste. 600

Dungeon Ltd, 302 Locust St.
Gin Rickeys, 1447 Central Ave.
Hammerheads Bar & Billiards, 2095 Kerper Blvd. Ste. 2

Hy-Vee Market Cafe 3, 400 Locust St. Cafe Area

Millwork Marketplace, 333 East 10th St. Ste. 12
Northside Bar, Inc., 2776 Jackson St.
The Richards House B&B, 1492 Locust St.

Premises Updates

Grand River Center, 500 Bell St
Millwork Marketplace – Backpocket Update, 333 East 10th St.
Millwork Marketplace – 7 Hills Update, 333 East 10th St.

Millwork Marketplace – Lower-Level Update, 333 East 10th St.

Third Corner, 210 West 1st St

Change in Ownerships

Auto Workers AFL-CIO, 3450 Central Ave.
Fas Mart #5159, 2175 Central Ave.
Grand River Center, 500 Bell St.

Sid's Beverage Store, 2727 Dodge St.

Special Event(s) per Special Event Application Submittal

Camp Albrecht Acres, 500 Bell St.

New Applications Provisional Issuances

EL1 Dubuque, 555 J.F. Kennedy Rd. Ste. 415
Voices Studio, 1585 Central Ave.

Passed, approved, and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Community Development Advisory Commission: One, 3-Year Term through February 15, 2027 (Expiring Low/Moderate In-

come Representative term of Hammel Jr.). Applicant: Gerald Hammel Jr., 1225 1/2 Rhomberg Ave. - Qualifies as Low/Moderate Income Representative. Motion by Jones to appoint Mr. Hammel Jr. to the three-year term through February 15, 2027. Seconded by Wethal. Motion carried 7-0.

2. Transit Advisory Board: One, 3-Year Term through July 30, 2026 (Vacant term of Daughters). Applicant: Dora Serna, 2160 Marion Street. Motion by Roussell to appoint Ms. Serna to the three-year term through July 30, 2026. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone 1646 Asbury 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 Wethal. Planning Services Director Wally Wernimont provided a staff report. Responding to questions from the City Council, Mr. Wernimont stated that the property fulfills all parking requirements, that the proposed expansion of the Dog House Lounge into another portion of the building will allow for reconfiguration of the business, and that all property owners within 200 feet of the property were notified of the requested rezoning. City Council Members expressed support for the rezoning and thanked Planning Services staff for the information provided for public hearings. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 2-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1646 Asbury Road from C-2 Neighborhood Shopping Center District to C-3 General Commercial District. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 2-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1646 ASBURY ROAD FROM C-2 NEIGHBORHOOD SHOPPING CENTER DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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

C-2 Neighborhood Shopping Center District to C-3 General Commercial District, to wit:

The North ½ & South ½ of Lot 3 Finley's Addition and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 19th day of February, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Request to Rezone Property on Airborne Road: 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 Farber. Planning Services Director Wally Wernimont provided a staff report. Ken Miller, Dubuque Metropolitan Area Solid Waste Agency Administrator, stated his availability for questions. Responding to a question from the City Council on the timeline for constructing the residential and small load drop-off facility, Mr. Miller stated that 30% of the design has been completed. Staff aim to have 90% of the design completed by next month. Awarding the bid is scheduled to occur in May or June of 2024, with the goal of opening the new facility in late summer or early fall of 2025. City Council Members expressed enthusiasm for the project. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 3-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at Airborne Road (PIN 1506200016) from AG Agriculture to HI Heavy Industrial. Seconded by Farber. Motion carried 7-0.

**ORDINANCE NO. 3-24
AMENDING TITLE 16 OF THE CITY OF
DUBUQUE CODE OF ORDINANCES, UNIFIED
DEVELOPMENT CODE, BY RECLASSIFYING
HEREINAFTER DESCRIBED
PROPERTY LOCATED AT AIRBORNE
ROAD (PIN 1506200016) FROM AG AGRICULTURE
TO HI HEAVY INDUSTRIAL**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, the Unified Development Code, is hereby amended by reclassifying the hereinafter-described

property from AG Agriculture to HI Heavy Industrial, to wit:

PIN 1506200016 as shown on Exhibit A, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication, as provided by law.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2024.1: Motion by Resnick to receive and file the documents and adopt Resolution No. 39-24 Approving the Amended and Restated Urban Renewal Plan, Version 2024.1, for the Dubuque Industrial Center Economic Development District. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 39-24
APPROVING THE AMENDED AND RE-
STATED URBAN RENEWAL PLAN, VER-
SION 2024.1, FOR THE DUBUQUE INDUS-
TRIAL CENTER ECONOMIC DEVELOP-
MENT DISTRICT**

Whereas, by Resolution 13-24 adopted on January 16, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan" or "Plan") for the Dubuque Industrial Center Economic Development District (the "District"); and

Whereas, the Amended and Restated Urban Renewal Plan for the District, Version 2024.1, is on file in the City Clerk's Office; and

Whereas, the City Council's primary objective for the Amended and Restated Urban Renewal Plan for the District is to expand the District by creating Subarea U as shown in the Amended and Restated Urban Renewal Plan, Version 2024.1, to provide opportunities which will further economic development purposes and objectives as described in the Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa and no written objections or recommended changes to the Plan have been received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the Amended and Restated Urban Renewal Plan after public notice thereof.

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

Section 1. That the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District, Version 2024.1, is hereby approved.

Section 2. That a feasible method exists for the location of any families who will be displaced from the District, as amended, into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and that the Amended and Restated Plan conforms to the general plan of the City as a whole. With respect to any real property in the District acquired by the City in connection with the land and projects included in the Plan, non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the District, as amended, continues to be an area for economic development (commercial and industrial) within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Iowa Code Chapter 403; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amended and Restated Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan.

Section 5. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2024.2: Motion by Resnick to receive and file the documents and adopt Resolution No. 40-24 Approving the Amended and Restated Urban Renewal Plan, Version 2024.2, for the Dubuque Industrial Center Economic Development District. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 40-24
APPROVING THE AMENDED AND RE-
STATED URBAN RENEWAL PLAN, VER-
SION 2024.2, FOR THE DUBUQUE INDUS-
TRIAL CENTER ECONOMIC DEVELOP-
MENT DISTRICT**

Whereas, by Resolution 13-24 adopted on January 16, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan" or "Plan") for the Dubuque Industrial Center Economic Development District (the "District"); and

Whereas, the Amended and Restated Urban Renewal Plan for the District, Version 2024.2, is on file in the City Clerk's Office; and

Whereas, the City Council's primary objective for the Amended and Restated Urban Renewal Plan for the District is to expand the District by creating Subarea V as shown in the Amended and Restated Urban Renewal Plan, Version 2024.2, to provide opportunities which will further economic development purposes and objectives as described in the Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa and no written objections or recommended changes to the Plan have been received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the Amended and Restated Urban Renewal Plan after public notice thereof.

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

Section 1. That the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District, Version 2024.2, is hereby approved.

Section 2. That a feasible method exists for the location of any families who will be displaced from the District, as amended, into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and that the Amended and Restated Plan conforms to the general plan of the City as a whole. With respect to any real property in the District acquired by the City in connection with the land and projects included in the Plan, non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the District, as amended, continues to be an area for economic development (commercial and industrial) within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Iowa Code Chapter 403; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amended and Restated Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan.

Section 5. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Public Hearing & Approval of Amended Urban Revitalization Plans: Motion by Wethal to receive and file the documents and adopt the resolution. Point of Order by Cavanagh that the agenda item consists of multiple resolutions. Motion amended by Wethal to receive and file the documents and adopt Resolution No. 41-24 Approving the adoption of an Amended Urban Revitalization Plan for the Radford Road Urban Revitalization Area; Resolution No. 42-24 Approving the adoption of an Amended Urban Revitalization Plan for the Alta Vista Urban Revitalization Area; Resolution No. 43-24 Approving the adoption of an Amended Urban Revitalization Plan for the Dubuque Urban Revitalization Area; Resolution No. 44-24 Approving the adoption of an Amended Urban Revitalization Plan for the Bies Drive Urban Revitalization Area; and Resolution No. 45-24 Approving the adoption of an Amended Urban Revitalization Plan for the Plaza Drive Urban Revitalization Area. Seconded by Farber. City Council Members thanked City staff for their efforts on the amended plans. Motion carried 7-0.

**RESOLUTION NO. 41-24
APPROVING THE ADOPTION OF AN
AMENDED URBAN REVITALIZATION PLAN
FOR THE RADFORD ROAD URBAN REVITALIZATION AREA**

Whereas, on December 8, 2018, the City approved an Urban Revitalization Plan (the Plan) for the Radford Road Urban Revitalization Area; and

Whereas, on February 5, 2024, the City

Council set a public hearing to be held on February 19, 2024, for the review and approval of an amendment to the Plan; and

Whereas, the City held the required public hearing on February 19, 2024, and proposes adoption of the Plan as amended.

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

The Amended Urban Revitalization Plan for the area known as the Radford Road Urban Revitalization Area is hereby approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 42-24
APPROVING THE ADOPTION OF AN
AMENDED URBAN REVITALIZATION PLAN
FOR THE ALTA VISTA URBAN REVITALIZATION AREA**

Whereas, on January 7, 2018, the City approved an Urban Revitalization Plan (the Plan) for the Alta Vista Urban Revitalization Area; and

Whereas, on February 5, 2024, the City Council set a public hearing to be held on February 19, 2024, for the review and approval of an amendment to the Plan; and

Whereas, the City held the required public hearing on February 19, 2024 and proposes adoption of the Plan as amended.

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

The Amended Urban Revitalization Plan for the area known as the Alta Vista Urban Revitalization Area is hereby approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 43-24
APPROVING THE ADOPTION OF AN
AMENDED URBAN REVITALIZATION PLAN
FOR THE DUBUQUE URBAN REVITALIZATION AREA**

Whereas, on November 4, 2019, the city approved an Urban Revitalization Plan (the Plan) for the Dubuque Urban Revitalization Area; and

Whereas, on February 5, 2024, the City Council set a public hearing to be held on February 19, 2024, for the review and approval of an amendment to the Plan; and

Whereas, the City held the required public hearing on February 19, 2024, and proposes adoption of the Plan as amended.

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

The Amended Urban Revitalization Plan for the area known as the Dubuque Urban Revitalization Area is hereby approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 44-24
APPROVING THE ADOPTION OF AN
AMENDED URBAN REVITALIZATION PLAN
FOR THE BIES DRIVE URBAN REVITALI-
ZATION AREA**

Whereas, on November 7, 2022, the City approved an Urban Revitalization Plan (the Plan) for the Bies Drive Urban Revitalization Area; and

Whereas, on February 5, 2024, the City Council set a public hearing to be held on February 19, 2024, for the review and approval of an amendment to the Plan; and

Whereas, the City held the required public hearing on February 19, 2024, and proposes adoption of the Plan as amended.

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

The Amended Urban Revitalization Plan for the area known as the Bies Drive Urban Revitalization Area is hereby approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 45-24
APPROVING THE ADOPTION OF AN
AMENDED URBAN REVITALIZATION PLAN
FOR THE PLAZA DRIVE URBAN REVITALI-
ZATION AREA**

Whereas, on November 7, 2022, the City approved an Urban Revitalization Plan (the Plan) for the Plaza Drive Urban Revitalization Area; and

Whereas, on February 5, 2024, the City Council set a public hearing to be held on February 19, 2024, for the review and approval of an amendment to the Plan; and

Whereas, the City held the required public hearing on February 19, 2024, and proposes adoption of the Plan as amended.

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

The Amended Urban Revitalization Plan for the area known as the Plaza Drive Urban Revitalization Area is hereby approved.

Passed, approved and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. National Mississippi River Museum & Aquarium 20th Anniversary Update: Motion by Resnick to receive and file the documents and view the presentation. Seconded by Wethal. National Mississippi River Museum & Aquarium President and CEO Kurt Strand made a presentation regarding the museum's 20th anniversary. City Council Members commended the museum's partnerships; its diversity, equity, inclusion, and accessibility initiatives; and serving as a beacon for tourism of the Mississippi River. Motion carried 7-0.

2. Approval of English Ridge Park Concept Plan: Motion by Wethal to receive and file the documents and approve the English Ridge Park concept plan. Seconded by Resnick. Motion carried 7-0.

3. RAISE Infrastructure Implementation Grant: Building Bridges to Employment and Equity (B2E2) Project - Approve Grant Application Submission: Motion by Farber to receive and file the documents and adopt Resolution No. 46-24 Authorizing the filing of a grant application with the U.S. Department of Transportation (USDOT) for a RAISE Infrastructure Implementation Grant to assist with funding for proposed improvements to construct specific elements of the Building Bridges to Employment and Equity (B2E2) Project. Seconded by Jones. Responding to a question from the City Council about other opportunities to mitigate increased train traffic, City Manager Van Milligen stated that the city is examining the feasibility of railroad quiet zones through a partnership with the East Central Intergovernmental Association's (ECIA) Dubuque Metropolitan Area Transportation Study (DMATS). Mr. Van Milligen emphasized that this initiative is separate from the agenda item. Director of Strategic Partnerships Teri Goodmann stated that other railroad intersections are being examined for potential funding from Consolidated Rail Infrastructure and Safety Improvements (CRISI) grants. City Council Members stressed the importance of the project and spoke about United States Secretary of Transportation Pete Buttigieg touring the project site earlier this year. Motion carried 7-0.

**RESOLUTION NO. 46-24
AUTHORIZING THE FILING OF A GRANT
APPLICATION WITH THE U.S. DEPT. OF
TRANSPORTATION (USDOT) FOR A RAISE
INFRASTRUCTURE IMPLEMENTATION
GRANT TO ASSIST WITH FUNDING FOR
PROPOSED IMPROVEMENTS TO CON-
STRUCT SPECIFIC ELEMENTS OF THE
BUILDING BRIDGES TO EMPLOYMENT
AND EQUITY (B2E2) PROJECT**

Whereas, the City was awarded a USDOT RAISE Infrastructure Planning Grant which is providing for the planning and design of a multimodal transportation corridor project for proposed improvements to the Elm St. corridor, the 16th St. corridor, the Kerper Blvd. corridor, Chaplain Schmitt Island corridor, and the proposed 14th St. Railroad (vehicular and pedestrian) Overpass bridge project; and

Whereas, the multimodal transportation corridors will connect vulnerable neighborhoods and low-income residents with economic opportunities, recreational amenities and key community resources in the Kerper Blvd. Industrial Park, on Chaplain Schmitt Island, in downtown Dubuque and its Historic Millwork District, and on the west side of the city via the downtown Intermodal Transportation Center; and

Whereas, the RAISE Planning Grant is being used for planning and design of physical connections that will directly benefit low-income residents in Areas of Persistent Poverty (Census Tracts 1 and 5) by connecting them to economic opportunities such as the Kerper Blvd. Industrial Park and Chaplain Schmitt Island, and key community assets; and

Whereas, the impending increase in train traffic due to the recent merger of the Canadian Pacific and Kansas City Southern railroads will negatively impact our region with the number of trains passing daily through the downtown urban core of the City doubling, from 9 trains to 18 trains by 2027; and

Whereas, this increase in daily train traffic will lead to significant delays at 10 existing at-grade rail crossings and will hinder the efficient movement of people and goods, significantly impacting vulnerable neighborhoods, emergency response, and key employment centers; and

Whereas, improving safety for all users is a key goal of the RAISE Infrastructure Implementation Grant; and

Whereas, a primary focus of the B2E2 project is the elimination of an at-grade rail crossing conflict on 14th Street and provide for the planning and design a proposed vehicular and pedestrian overpass bridge which will connect downtown residents to job opportunities while avoiding train crossing delays that negatively impact the safe and efficient movement of people and goods to and from the Kerper Blvd. Industrial Park and Chaplain Schmitt Island; and

Whereas, the B2E2 project will also focus on multimodal transportation corridors with "complete streets" improvements along Elm St. and 16th St. corridors, an improved pedestrian/bike shared use path adjacent to the existing 16th St. Peosta Channel bridge to Chaplain Schmitt Island, and incorporating multi-lane

roundabouts at the 16th St. / Sycamore St. intersection, and the Admiral Sheehy Dr. / Greyhound Park intersection on Chaplain Schmitt Island; and

Whereas, the City of Dubuque has determined that the proposed multimodal transportation corridor improvements will directly benefit low-income residents in Areas of Persistent Poverty (Census Tracts 1 and 5) by providing significant safety improvements, while connecting them to economic opportunities such as the Kerper Blvd. Industrial Park and Chaplain Schmitt Island, and key community assets; and

Whereas, the City of Dubuque is seeking the necessary RAISE grant funding for project implementation, and upon completion, in cooperation with the USDOT, be responsible for adequately maintaining and operating the B2E2 improvements for public use and benefit during the project's useful life.

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

Section 1. The City is hereby authorized to file the grant application with the U.S. Department of Transportation for a RAISE Infrastructure Implementation Grant to assist with funding for proposed improvements to construct specific elements of the Building Bridges to Employment and Equity (B2E2) Project.

Passed, approved, and adopted this 19th day of February 2024

Brad M. Cavanagh, Mayor
Attest: Adreinne N. Breitfelder, City Clerk

4. Smart Parking & Mobility Management Plan: Parking Access Revenue Control System Request to Distribute RFP and Create an RFP Review Committee - CIP 360-2936: Motion by Resnick to receive and file the documents and approve distributing a Request for Proposals (RFP) for services related to installation of a Parking Access Revenue Controls System (PARCS) at six parking ramps and the Port of Dubuque Parking Lot adjacent to the former McGraw-Hill building. Seconded by Jones. Responding to questions from the City Council, Director of Transportation Services Ryan Knuckey stated that city staff are looking to upgrade its parking ramp technology and to offer users the option of registering their license plates for automatic payment when using parking ramps. Mr. Knuckey further stated that the RFP welcomes vendor input on the city's current designs. Project Manager Steve Sampson Brown stated that the implementation plan will be presented to the City Council in May or June and will involve policy decisions. Motion carried 7-0.

5. Approval of Economic Development Assistance Contract 23-HQJP-011 by and among McCoy Group, Inc., City of Dubuque, and Iowa Economic Development Authority: Motion by Resnick to receive and file the documents and adopt Resolution No. 47-24 Authorizing the execution of an Economic Development Assistance Contract by and among McCoy Group, Inc., the City of Dubuque, IA., and the Iowa Economic Development Authority. Seconded by Farber. City Council Members expressed appreciation for McCoy Group, Inc.'s investment in the area. Motion carried 7-0

**RESOLUTION NO. 47-24
AUTHORIZING THE EXECUTION OF AN
ECONOMIC DEVELOPMENT ASSISTANCE
CONTRACT BY AND AMONG MCCOY
GROUP, INC., THE CITY OF DUBUQUE, IA.,
AND THE IOWA ECONOMIC DEVELOP-
MENT AUTHORITY**

Whereas, McCoy Group, Inc. has proposed making an approximately Thirty-Three Million Dollar (\$33,000,000.00) investment for the development of its headquarters office facility at 501 Bell Street in the City of Dubuque, IA. which will allow the creation of eighteen (18) full-time jobs in the City; and

Whereas, the City Council of the City of Dubuque, IA. has considered the proposal and has determined that the proposed project will contribute to the local economy; and

Whereas, financial assistance from the Iowa Economic Development Authority is designed to assist in the economic development efforts of local jurisdictions; and

Whereas, the Iowa Economic Development Authority has requested execution of an Economic Development Assistance Contract in order to finalize incentives and document associated terms for the proposed project.

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

Section 1. That the execution of Economic Development Assistance Contract 23-HQJP-011 for participation in the Iowa Economic Development Authority's Financial Assistance Program on behalf of McCoy Group, Inc., a copy of which is attached hereto, is hereby approved.

Section 2. That the Mayor is hereby authorized to execute and the City Manager is hereby directed to submit the Economic Development Assistance Contract to the Iowa Economic Development Authority together with such other documents as may be required.

Passed, approved, and adopted this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Amending Tax Increment Ordinance 30-23-A for the Dubuque Industrial Center Economic Development District, as amended by Version 2024.1 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 Wethal. City Attorney Brumwell stated that the ordinance titles for this action item and Action Item No. 7 contained scriveners' errors. Ms. Brumwell clarified that for this action item, the City Council was voting to add Subarea U to the Division of Revenues. For Action Item No. 7, the City Council was voting to add Subarea V to the Division of Revenues. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 4-24 Correcting and Amending Ordinance No. 30-23-A, 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 IA., 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 U to the Division of Revenues. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 4-24
CORRECTING AND AMENDING ORDINANCE NO. 30-23-A, 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 U TO THE DIVISION OF REVENUES

Whereas, the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District (the "District") described in Resolution No. 130-88 was adopted on May 2, 1988 and was thereafter amended and restated by Resolution No. 484-90 on December 17, 1990, Resolution No. 142-97 on April 7, 1997, Resolution No. 478-97 on November 17, 1997, Resolution No. 15-08 on January 7, 2008, Resolution No. 101-08 on March 17, 2008, Resolution No. 109-08 on April 7, 2008, Resolution No. 87-11 on March 7, 2011, Resolution No. 171-13 on June 3, 2013, Resolution No. 197-15 on June 1, 2015, Resolution No. 309-15 on September 8, 2015, Resolution No. 132-16 on September 19, 2016, Resolution No. 157-18 and Resolution No. 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 125-21 and Resolution 126-21 on April 19, 2021, Resolution 323-21 and Resolution 324-21 on September 20, 2021, Resolution 387-21 on November 1, 2021, Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution No. 290-22 on September 6, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution 180-23-A on July 17, 2023, and by Resolution 39-24 on February 19, 2024 (as amended and restated, the "Urban Renewal Plan" or "Amended and Restated Urban Renewal Plan"); and

Whereas, the City Council of the City of Dubuque, IA. originally provided for the division of taxes pursuant to Section 403.19 of the Code of Iowa within the District in Ordinance No. 26-88 passed and approved on May 2, 1988 and thereafter amended and restated by Ordinance No. 63-88 on December 5, 1988, by Ordinance No. 66-97 on November 17, 1997, by Ordinance No. 70-08 on October 20, 2008, by Ordinance No. 10-14 on February 3, 2014, by Ordinance No. 39-15 on June 1, 2015, by Ordinance No. 55-15 on September 8, 2015, by Ordinance No. 49-16 on September 19, 2016, Ordinance 18-18 on May 21, 2018, by Ordinance 45-18 on December 17, 2018, by Ordinance 15-21 and Ordinance 16-21 on April 19, 2021, by Ordinance 22-21 on June 7, 2021, by Ordinance 31-21 and Ordinance 32-21 on September 20, 2021, by Ordinance 37-21 on November 1, 2022, by Ordinance 21-22 on May 16, 2022, by Ordinance 28-22 on September 6, 2022, by Ordinance 28-22A on November 7, 2022, by Ordinance 10-23 on March 20, 2023, by Ordinance 30-23 on June 5, 2023, by Ordinance 32-23-A on July 17, 2023,

and by Resolution 39-24 on February 19, 2024; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the District, and the continuing needs of redevelopment within the District are such as to require the continued application of the incremental tax resources of the District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Section 1. Ordinance 30-23-A Section 1 is amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

(a) Original Project Area means that portion of the City of Dubuque, IA. described in the Urban Renewal Plan for the District approved by Resolution No. 130-88 on May 2, 1988, and subsequently amended by Resolution No. 484-90 on December 17, 1990, which Original Project Area includes the lots and parcels located within the area now legally described as follows:

All of Dubuque Industrial Center Eighth Addition; and

All of Lot 1 Dubuque Industrial Center 13th Addition; and

Lot 2 Dubuque Industrial Center 13th Addition; and

Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and

Lot 1 Dubuque Industrial Center Fifth Addition; and

Lot 1 Dubuque Industrial Center 11th Addition; and

Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and

Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and

Lot 1-3 Dubuque Industrial Center 12th Addition; and

Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and

Lot 1 Dubuque Industrial Center 10th Addition; and

Lot 2-3 Dubuque Industrial Center 12th Addition; and

Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and

Lot 1 Dubuque Industrial Center 12th Addition; and

Lot 2 Dubuque Industrial Center Ninth Addition; and

Lot 2 Dubuque Industrial Center 12th Addition; and
 Lot 2-2 Dubuque Industrial Center Sixth Addition; and
 Lot 3 Dubuque Industrial Center Ninth Addition; and
 Lot 1 Dubuque Industrial Center Sixth Addition; and
 Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
 Lot 2-1 Walter Addition; and
 Lot 2-1 Walter Addition; and
 And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, IA.

The Original Project Area is referred to as "Subarea A" in the Urban Renewal Plan hereinafter described.

(b) Subarea B has been removed from the division of revenues by Ordinance 22-21 on June 7, 2021.

(c) Subarea C means that portion of the City of Dubuque, IA. described as Subarea C in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 289-22 on September 6, 2022, which Subarea C includes the lots and parcels located within the area legally described as follows:

Lots 1 and 2 of Dubuque Industrial Center North Second Addition;
 Lots 2, 3, C and A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
 any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, IA.,

EXCEPT those lots and parcels included in Subarea K, those lots and parcels included in Subarea O, and those lots and parcels included in Subarea R.

(d) Subarea D means that portion of the City of Dubuque, IA. described as Subarea D in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 109-08 on April 7, 2008, which Subarea D includes the lots and parcels located within the area legally described as follows:

Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, IA.

(e) Subarea E means that portion of the City of Dubuque, IA. described as Subarea E in the Amended and Restated

Urban Renewal Plan for the District approved by Resolution No. 73-23 on March 20, 2023, which Subarea E includes the lots and parcels located within the area legally described as follows:

All of Dubuque Industrial Center South First Addition in the City of Dubuque, IA., except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, IA.; and

All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, IA., including crossings at the intersections of Old Highway Road and Chicago, Central & Pacific Railroad rights-of-way.

(f) Subarea F means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea F in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 197-15 on June 1, 2015, which Subarea F includes the lots and parcels located within the area legally described as follows:

Lot one (1) of Graf Farm Subdivision #2, Dubuque County, IA., according to the recorded plat thereof.

Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, IA.

Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, IA., according to the plat thereof; and

The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, IA.

(g) Subarea G means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea G in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 309-15 on September 8, 2015, which Subarea G includes the lots and parcels located within the area legally described as follows:

The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

Lot 2 of McFadden Farm Place #2, in the City of Dubuque, IA.

Lot 2 of McFadden Farm Place, in the City of Dubuque, IA.

Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

All in the City of Dubuque, Dubuque County, IA.

- (h) Subarea H means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea H in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea H includes the lots and parcels located within the area legally described as follows:

Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

- (i) Subarea I means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea I in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea I includes the lots and parcels located within the area legally described as follows:

Lot 2 Seippel Road Place #2, Dubuque County, IA.

Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th P.M., Dubuque County, IA.

- (j) Subarea J means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea J in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea J includes the lots and parcels located within the area legally described as follows:

Lot 2 Julien Care Place, Dubuque County, IA.

Lot 3 Julien Care Place, Dubuque County, IA.

Lot 2-1 Julien Care Place, Dubuque County, IA.

- (k) Subarea K means that portion of the City of Dubuque, IA., removed from Subarea C of the District by Version 2018.1 of the Amended and Restated Plan for the District approved by Resolution No. 157-18, and added to the District by Version 2018.2 of the Amended and Restated Plan for the District approved by Resolution No. 158-18 as Subarea K, all on May 21, 2018, which Subarea K includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, IA.

- (l) Subarea L means that portion of the City of Dubuque, IA. described as Subarea L in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea L includes the lots and parcels located within the area legally described as follows:

Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, IA., comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, IA.

- (m) Subarea M means that portion of the City of Dubuque, IA. described as Subarea M in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea M includes the lots and parcels located within the area legally described as follows:

Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, IA.

- (n) Subarea N means that portion of the City of Dubuque, IA. described as Subarea N in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 126-21 on April 19, 2021, which Subarea N includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, IA.; and

All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, IA.

All in the City of Dubuque, IA.

- (o) Subarea O means that portion of the City of Dubuque, IA. removed from Subarea C and now described as Subarea O in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 324-21 on September 20, 2021, which Subarea O includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, IA.; and

A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, IA., being more particularly described as follows:

Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, IA.;

Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;

Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;

Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;

Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, IA.;

Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;

Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;

Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;

Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;

Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;

Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;

Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;

Thence South 44 degrees 57 minutes

34 seconds East, 130.53 feet;

Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;

Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;

Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.

All in the City of Dubuque, IA.

- (p) Subarea P means that portion of Dubuque County and the City of Dubuque, IA. described as Subarea P in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 387-21 on November 1, 2021, which Subarea P includes the lots and parcels located within the area legally described as follows:

Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, IA., according to the recorded Plat thereof; and

The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, IA., according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty

Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and

A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12

acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:

Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of U.S. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast

1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of U.S. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth P.M., centered on the following described line:

Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, IA. (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the Point of Beginning; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a

long chord of South 66°51'04" East, 3,352.36 feet; thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the End Point, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, IA. as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

(q) Subarea Q means that portion of the City of Dubuque, IA. described as Subarea Q in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 197-22 on May 16, 2022, which Subarea Q includes

the lots and parcels located within the area legally described as follows:

Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, IA.

All in the City of Dubuque, IA.

- (r) Subarea R means that portion of the City of Dubuque, IA. described as Subarea R in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 290-22A on November 7, 2022, which Subarea R includes the lots and parcels located within the area legally described as follows:

Part of Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, IA., Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, IA., described as follows: Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres

All in the City of Dubuque, IA.

- (s) Subarea S means that portion of the City of Dubuque, IA. described as Subarea S in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 74-23 on March 20, 2023, which Subarea S includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, IA.

All in the City of Dubuque, IA.

- (t) Subarea T means that portion of the City of Dubuque, IA. described as Subarea T in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 180-23 on June

5, 2023, which Subarea T includes the lots and parcels located within the area legally described as follows:

The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, IA.

All in the City of Dubuque, IA.

- (u) Subarea U means that portion of the City of Dubuque, IA. described as Subarea U in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 39-24 on February 19, 2024, which Subarea U includes the lots and parcels located within the area legally described as follows:

All of Lot 1 of Airborne Place, in the City of Dubuque, IA.; and

All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, IA., being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

All in the City of Dubuque, IA.

- (v) Amended Project Area means that portion of the City of Dubuque, IA. and Dubuque County included within the Original Project Area, Subarea C, Subarea D, Subarea E, Subarea F, Subarea G, Subarea H, Subarea I, Subarea J, Subarea K, Subarea L, Subarea M, Subarea N, Subarea O, Subarea P, Subarea Q, Subarea R, Subarea S, Subarea T, and Subarea U each as described in this Section.

Section 2. Section 3 is amended to read as follows:

Section 3: As to the Original Project Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Project Area upon the total sum of the assessed value of the taxable property in the Original Project Area as shown on the assessment roll as of January 1, 1987, being the first day of the calendar year preceding the effective date of Ordinance No. 26-88, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

As to Subarea B, Subarea B has been removed from the division of revenues by Ordinance 22-21. Subarea B will remain within the District.

As to Subarea C (except the lots and parcels now forming Subarea K and those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2021.4 now forming Subarea O, and those lots and parcels removed by Ordinance 27-22, now forming Subarea R), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08, and base values shall be reduced due to the removal of area from Subarea C.

As to Subarea D, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08.

As to Subarea E, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2013, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 10-14.

As to Subarea F, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 39-15.

As to Subarea G, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 55-15.

As to Subarea H, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll appli-

cable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea I, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea J, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea K, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 18-18.

As to Subarea L, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea M, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea N, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of January 1 of preceding the effective date of Ordinance No. 16-21.

As to Subarea O, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of

January 1 of preceding the effective date of Ordinance 32-21.

As to Subarea P, Subarea P has been removed from the division of revenues by Ordinance 21-22. Subarea P will remain within the District.

As to Subarea Q, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 21-22.

As to Subarea R, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 28-22-A.

As to Subarea S, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 10-23.

As to Subarea T, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of this Ordinance No. 30-23-A.

As to Subarea U, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2023, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of this Ordinance No. 4-24

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 19th day of February 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Amending Tax Increment Ordinance for the Dubuque Industrial Center Economic Development District, as amended by Version 2024.2 of the Amended and Restated Plan:

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 Wethal. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 5-24 Correcting and Amending Ordinance No. 4-24, 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 V to the Division of Revenues. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 5-24
CORRECTING AND AMENDING ORDINANCE NO. 4-24, 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 V TO THE DIVISION OF REVENUES**

Whereas, the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District (the "District") described in Resolution No. 130-88 was adopted on May 2, 1988 and was thereafter amended and restated by Resolution No.

484-90 on December 17, 1990, Resolution No. 142-97 on April 7, 1997, Resolution No. 478-97 on November 17, 1997, Resolution No. 15-08 on January 7, 2008, Resolution No. 101-08 on March 17, 2008, Resolution No. 109-08 on April 7, 2008, Resolution No. 87-11 on March 7, 2011, Resolution No. 171-13 on June 3, 2013, Resolution No. 197-15 on June 1, 2015, Resolution No. 309-15 on September 8, 2015, Resolution No. 132-16 on September 19, 2016, Resolution No. 157-18 and Resolution No. 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 125-21 and Resolution 126-21 on April 19, 2021, Resolution 323-21 and Resolution 324-21 on September 20, 2021, Resolution 387-21 on November 1, 2021, Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution No. 290-22 on September 6, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution 180-23-A on July 17, 2023, and by Resolution 39-24 on February 19, 2024 (as amended and restated, the "Urban Renewal Plan" or "Amended and Restated Urban Renewal Plan"); and

Whereas, the City Council of the City of Dubuque, IA. originally provided for the division of taxes pursuant to Section 403.19 of the Code of Iowa within the District in Ordinance No. 26-88 passed and approved on May 2, 1988 and thereafter amended and restated by Ordinance No. 63-88 on December 5, 1988, by Ordinance No. 66-97 on November 17, 1997, by Ordinance No. 70-08 on October 20, 2008, by Ordinance No. 10-14 on February 3, 2014, by Ordinance No. 39-15 on June 1, 2015, by Ordinance No. 55-15 on September 8, 2015, by Ordinance No. 49-16 on September 19, 2016, Ordinance 18-18 on May 21, 2018, by Ordinance 45-18 on December 17, 2018, by Ordinance 15-21 and Ordinance 16-21 on April 19, 2021, by Ordinance 22-21 on June 7, 2021, by Ordinance 31-21 and Ordinance 32-21 on September 20, 2021, by Ordinance 37-21 on November 1, 2022, by Ordinance 21-22 on May 16, 2022, by Ordinance 28-22 on September 6, 2022, by Ordinance 28-22A on November 7, 2022, by Ordinance 10-23 on March 20, 2023, by Ordinance 30-23 on June 5, 2023, by Ordinance 32-23-A on July 17, 2023, by Resolution 39-24 on February 19, 2024, and by Resolution 40-24 on February 19, 2024; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the District, and the continuing needs of redevelopment within the District are such as to require the continued application of the incremental tax resources of the District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Section 1. Ordinance 4-24 Section 1 is amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

- (a) Original Project Area means that portion of the City of Dubuque, IA. described in the Urban Renewal Plan for the District approved by Resolution No. 130-88 on May 2, 1988, and subsequently amended by Resolution No. 484-90 on December 17, 1990, which Original Project Area includes the lots and parcels located within the area now legally described as follows: All of Dubuque Industrial Center Eighth Addition; and All of Lot 1 Dubuque Industrial Center 13th Addition; and Lot 2 Dubuque Industrial Center 13th Addition; and Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and Lot 1 Dubuque Industrial Center Fifth Addition; and Lot 1 Dubuque Industrial Center 11th Addition; and Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and Lot 1-3 Dubuque Industrial Center 12th Addition; and Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and Lot 1 Dubuque Industrial Center 10th Addition; and Lot 2-3 Dubuque Industrial Center 12th Addition; and Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and Lot 1 Dubuque Industrial Center 12th Addition; and Lot 2 Dubuque Industrial Center Ninth Addition; and Lot 2 Dubuque Industrial Center 12th Addition; and Lot 2-2 Dubuque Industrial Center Sixth Addition; and Lot 3 Dubuque Industrial Center Ninth Addition; and Lot 1 Dubuque Industrial Center Sixth Addition; and Lot 2 of 2 Dubuque Industrial Center 7th Addition; and

Lot 2-1 Walter Addition; and
 Lot 2-1 Walter Addition; and
 And all adjoining public right-of-way,
 all in the City of Dubuque, Dubuque
 County, IA.

The Original Project Area is referred
 to as "Subarea A" in the Urban Re-
 newal Plan hereinafter described.

(b) Subarea B has been removed from
 the division of revenues by Ordinance
 22-21 on June 7, 2021.

(c) Subarea C means that portion of the
 City of Dubuque, IA. described as Sub-
 area C in the Amended and Restated
 Urban Renewal Plan for the District ap-
 proved by Resolution No. 289-22 on
 September 6, 2022, which Subarea C
 includes the lots and parcels located
 within the area legally described as fol-
 lows:

Lots 1 and 2 of Dubuque Industrial
 Center North Second Addition;

Lots 2, 3, C and A of Dubuque Indus-
 trial Center North First Addition, ex-
 cepting that Part of said Lot A origi-
 nally platted as Lot 2 of the SW $\frac{1}{4}$
 of the NW $\frac{1}{4}$ of Sec. 30, T89N, R2E
 of the 5th PM; and

any adjoining public street right-of-
 way, all in the City of Dubuque,
 Dubuque County, IA.,

EXCEPT those lots and parcels in-
 cluded in Subarea K, those lots and
 parcels included in Subarea O, and
 those lots and parcels included in
 Subarea R.

(d) Subarea D means that portion of the
 City of Dubuque, IA. described as Sub-
 area D in the Amended and Restated
 Urban Renewal Plan for the District ap-
 proved by Resolution No. 109-08 on
 April 7, 2008, which Subarea D in-
 cludes the lots and parcels located
 within the area legally described as fol-
 lows:

Lots 1, 2, and B and all of the right of
 way of Chavenelle Court in Dubu-
 que Industrial Center West 8th Addi-
 tion in the City of Dubuque, Dubu-
 que County, IA.

(e) Subarea E means that portion of the
 City of Dubuque, IA. described as Sub-
 area E in the Amended and Restated
 Urban Renewal Plan for the District ap-
 proved by Resolution No. 73-23 on
 March 20, 2023, which Subarea E in-
 cludes the lots and parcels located
 within the area legally described as fol-
 lows:

All of Dubuque Industrial Center
 South First Addition in the City of
 Dubuque, IA., except Lot 2 of
 Dubuque Industrial Center South

First Addition in the City of Dubu-
 que, IA.; and

All of Seippel Road right of way from
 the north boundary line of Lot 1 of 1
 of South Fork Subdivision No. 1 in
 the City of Dubuque, to the south
 boundary lines of Lot H of Dubuque
 Industrial Center West and Lot 1 of
 Dubuque Industrial Center West 2nd
 Addition in the City of Dubuque,
 Dubuque County, IA., including
 crossings at the intersections of Old
 Highway Road and Chicago Central
 & Pacific Railroad rights-of-way.

(f) Subarea F means that portion of the
 City of Dubuque, IA., and Dubuque
 County described as Subarea F in the
 Amended and Restated Urban Renew-
 al Plan for the District approved by
 Resolution No. 197-15 on June 1,
 2015, which Subarea F includes the
 lots and parcels located within the area
 legally described as follows:

Lot one (1) of Graf Farm Subdivision
 #2, Dubuque County, IA., according
 to the recorded plat thereof;

Lot 1 of Lot 1 of Lot 1 of Lot 1 of West
 One-half of Northeast One-quarter,
 Section 25, Township 89 North,
 Range 1 East of the 5th P.M., in
 Center Township, Dubuque County,
 IA.

Lot 2 in "W.A. Norman Place" in Sec-
 tion 25, Center Township, Dubuque
 County, IA., according to the plat
 thereof; and

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section
 25, Township 89 North, Range 1
 East of the 5th P.M., in Center
 Township, Dubuque County, IA.

(g) Subarea G means that portion of the
 City of Dubuque, IA., and Dubuque
 County described as Subarea G in the
 Amended and Restated Urban Renew-
 al Plan for the District approved by
 Resolution No. 309-15 on September
 8, 2015, which Subarea G includes the
 lots and parcels located within the area
 legally described as follows:

The South one-half of the Northwest
 Quarter of Section 29, Township 89
 North, Range 2 East of the 5th P.M.,
 in the City of Dubuque, IA.

Lot 1 of Lot 1 of the Northwest Quar-
 ter of the Northwest Quarter of Sec-
 tion 29, Township 89 North, Range
 2 East of the 5th P.M., in the City of
 Dubuque, IA.

Lot 2 of McFadden Farm Place #2, in
 the City of Dubuque, IA.

Lot 2 of McFadden Farm Place, in the
 City of Dubuque, IA.

Lot A of Lot 1 of 1 of the Southwest

Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

All in the City of Dubuque, Dubuque County, IA.

- (h) Subarea H means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea H in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea H includes the lots and parcels located within the area legally described as follows:

Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th P.M., in the City of Dubuque, IA.

- (i) Subarea I means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea I in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea I includes the lots and parcels located within the area legally described as follows:

Lot 2 Seippel Road Place #2, Dubuque County, IA.

Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th P.M., Dubuque County, IA.

- (j) Subarea J means that portion of the City of Dubuque, IA., and Dubuque County described as Subarea J in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea J includes the lots and parcels located within the area legally described as follows:

Lot 2 Julien Care Place, Dubuque County, IA.

Lot 3 Julien Care Place, Dubuque County, IA.

Lot 2-1 Julien Care Place, Dubuque County, IA.

- (k) Subarea K means that portion of the City of Dubuque, IA., removed from Subarea C of the District by Version 2018.1 of the Amended and Restated Plan for the District approved by Reso-

lution No. 157-18, and added to the District by Version 2018.2 of the Amended and Restated Plan for the District approved by Resolution No. 158-18 as Subarea K, all on May 21, 2018, which Subarea K includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, IA.

- (l) Subarea L means that portion of the City of Dubuque, IA. described as Subarea L in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea L includes the lots and parcels located within the area legally described as follows:

Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, IA., comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, IA.

- (m) Subarea M means that portion of the City of Dubuque, IA. described as Subarea M in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea M includes the lots and parcels located within the area legally described as follows:

Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, IA.

- (n) Subarea N means that portion of the City of Dubuque, IA. described as Subarea N in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 126-21 on April 19, 2021, which Subarea N includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, IA.; and

All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, IA.

All in the City of Dubuque, IA.

- (o) Subarea O means that portion of the City of Dubuque, IA. removed from Subarea C and now described as Sub-

area O in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 324-21 on September 20, 2021, which Subarea O includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, IA.; and

A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, IA., being more particularly described as follows:

Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, IA.

Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;

Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;

Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;

Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, IA.

Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;

Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;

Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;

Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;

Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;

Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;

Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;

Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;

Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;

Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;

Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.

All in the City of Dubuque, IA.

(p) Subarea P means that portion of

Dubuque County and the City of Dubuque, IA. described as Subarea P in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 387-21 on November 1, 2021, which Subarea P includes the lots and parcels located within the area legally described as follows:

Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, IA., according to the recorded Plat thereof; and

The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, IA., according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88

North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and

A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:

Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of

said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of U.S. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of U.S. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres,

more or less; and

An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth P.M., centered on the following described line:

Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, IA. (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the Point of Beginning; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet; thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said center-

line of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the End Point, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, IA. as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

(q) Subarea Q means that portion of the City of Dubuque, IA. described as Subarea Q in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 197-22 on May 16, 2022, which Subarea Q includes the lots and parcels located within the area legally described as follows:

Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, IA.

All in the City of Dubuque, IA.

(r) Subarea R means that portion of the City of Dubuque, IA. described as Subarea R in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 290-22A on November 7, 2022, which Subarea R in-

cludes the lots and parcels located within the area legally described as follows:

Part of Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, IA., Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, IA., described as follows: Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres

All in the City of Dubuque, IA.

- (s) Subarea S means that portion of the City of Dubuque, IA. described as Subarea S in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 74-23 on March 20, 2023, which Subarea S includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, IA.

All in the City of Dubuque, IA.

- (t) Subarea T means that portion of the City of Dubuque, IA. described as Subarea T in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 180-23 on June 5, 2023, which Subarea T includes the lots and parcels located within the area legally described as follows:

The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, IA.

All in the City of Dubuque, IA.

- (u) Subarea U means that portion of the City of Dubuque, IA. described as Subarea U in the Amended and Restated Urban Renewal Plan for the District ap-

proved by Resolution 39-24 on February 19, 2024, which Subarea U includes the lots and parcels located within the area legally described as follows:

All of Lot 1 of Airborne Place, in the City of Dubuque, IA.; and

All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, IA., being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

All in the City of Dubuque, IA.

- (v) Subarea V means that portion of the City of Dubuque, IA. described as Subarea V in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 40-24 on February 19, 2024, which Subarea V includes the lots and parcels located within the area legally described as follows:

All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

All in the City of Dubuque, IA.

- (w) Amended Project Area means that portion of the City of Dubuque, IA. and Dubuque County included within the Original Project Area, Subarea C, Subarea D, Subarea E, Subarea F, Subarea G, Subarea H, Subarea I, Subarea J, Subarea K, Subarea L, Subarea M, Subarea N, Subarea O, Subarea P, Subarea Q, Subarea R, Subarea S, Subarea T, Subarea U, and Subarea V each as described in this Section.

Section 2. Section 3 is amended to read as follows:

Section 3: As to the Original Project Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Project Area upon the total sum of the assessed value of the taxable property in the Original Project Area as shown on the assessment roll as of January 1, 1987, being the first day of the calendar year preceding the effective date of Ordinance No. 26-88, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are

paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

As to Subarea B, Subarea B has been removed from the division of revenues by Ordinance 22-21. Subarea B will remain within the District.

As to Subarea C (except the lots and parcels now forming Subarea K and those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2021.4 now forming Subarea O, and those lots and parcels removed by Ordinance 27-22, now forming Subarea R), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08, and base values shall be reduced due to the removal of area from Subarea C.

As to Subarea D, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08.

As to Subarea E, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2013, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 10-14.

As to Subarea F, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 39-15.

As to Subarea G, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 55-15.

As to Subarea H, base period taxes shall be computed in the same man-

ner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea I, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea J, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea K, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 18-18.

As to Subarea L, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea M, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea N, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 16-21.

As to Subarea O, base period taxes shall be computed in the same man-

ner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of January 1 of preceding the effective date of Ordinance 32-21.

As to Subarea P, Subarea P has been removed from the division of revenues by Ordinance 21-22. Subarea P will remain within the District.

As to Subarea Q, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 21-22.

As to Subarea R, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 28-22-A.

As to Subarea S, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 10-23.

As to Subarea T, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of this Ordinance No. 30-23-A.

As to Subarea U, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2023, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of this Ordinance No. 5-24.

As to Subarea V, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2023, being the assessment toll applicable to property in such subarea as of January 1 of the

calendar year preceding the effective date of this Ordinance No. 5-24.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 19th day of February 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

8. Council Member Susan Farber's Appointment to the National League of Cities Advisory Committee: Motion by Resnick to receive and file the documents. Seconded by Wethal. City Council Members expressed appreciation for Council Member Farber's involvement with the National League of Cities. Council Member Farber stated her intent to partner with Director of Strategic Partnerships Teri Goodmann and Chief Information Officer Chris Kohlmann. Council Member Farber asked if her recusal was necessary for this action item and Action Item No. 9. City Attorney Brumwell confirmed that recusal was unnecessary. Motion carried 7-0.

9. Council Member Susan Farber's Appointment to the Federal Communications Commission Intergovernmental Advisory Committee: Motion by Roussell to receive and file the documents and congratulate Council Member Farber on her appointment. Seconded by Resnick. Council Member Farber stated that she was honored to be selected for the committee. Motion carried 7-0.

10. Work Session Request: Sanitary Sewer Asset Management Plan Update on Consulting Engineering Services: Motion by Jones to receive and file the documents and schedule the work session for March 4, 2024, at 5:30 p.m. Seconded by Roussell. Motion carried 7-0.

11. Work Session Request: Project HOPE Update: Motion by Roussell to receive and file the documents and schedule the work session for May 6, 2024, at 5:30 p.m. Seconded by Wethal. Motion carried 7-0.

12. Work Session Request: Inclusive Dubuque: Motion by Wethal to receive and file the documents and schedule the work session for May 20, 2024, at 5:45 p.m. Seconded by Farber. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Farber reported on the Dubuque Arts Council's Artist in Residence Gareth Johnson, who recently performed at area schools and the University of Dubuque's Heritage Center.

Council Member Resnick congratulated the National Mississippi River Museum & Aquarium on their 20th anniversary. Mr. Resnick also reported on a recent event at Clarke University to commemorate the 40th anniversary of the fire that occurred on its campus.

Council Member Wethal reported on attending an ECIA training for City Councils and the Battle of the Bluffs Rodeo event at the Five Flags Center.

Council Member Jones reported on attending a recent children's music event at Carnegie Stout Public Library.

Mayor Cavanagh reported on recently touring Dubuque Stamping and Manufacturing, the upcoming Air Service Forum hosted by the Dubuque Area Chamber of Commerce, and the recent passing of Nick Lucy.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:18 p.m. to discuss Confidential Records, Pending Litigation, and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(j) Code of Iowa. Seconded by Wethal. Mayor Cavanagh stated for the record that the attorney who will consult with the City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 6-0 with Sprank absent.

The City Council reconvened in open session at 9:13 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:13 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:30 p.m. on March 4, 2024, 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 Sanitary Sewer Asset Management Plan.

WORK SESSION

Sanitary Sewer Asset Management Plan (SSAMP) Update on Consulting Engineering Services

Civil Engineer Maxwell O'Brien presented on the Sanitary Sewer Asset Management Plan and provided City Council with an update on the status of the program, reviewed the results from the preliminary analysis performed to date, and discussed the anticipated next steps for the program. Mr. O'Brien responded to questions from the City Council regarding workplace safety during implementation and incorporating the program into future budgeting. Responding to a question from the City Council Nathan Kampman with HDR Engineering summarized the use of risk-based decision making, strategy prioritization, and the various software that will be used to refine program data.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:10 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on March 4, 2024, 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

PRESENTATION(S)

1. The Public Safety Citizen Lifesaving Award Recognition: Fire Chief Amy Scheller recognized the following individuals for receiving The Public Safety Citizen Lifesaving Award: For efforts in providing immediate care to a fallen community member using CPR and the use of a Hempstead High School AED: Student Drew Lewis, Hempstead coaches Damon Rogers and Tyler Schaul, and Dubuque County Basketball Association Coach Haris Takes.

For the support of an AED program throughout the schools: Dubuque Community School District (Superintendent Amy Hawkins and her team)

A special thank you to the city responders who teamed up to assist these students and coaches which ultimately resulted in a positive outcome for one of our residents: Dispatchers Michelle Gensrick and Jason Coks. Responding members from the fire department include Larry Ewert, Adam Feyen, Chris Grue, Bryan McDonald, Doug Merkes, Brian Pape, and Austin Schmit.

PROCLAMATION(S)

1. Irish American Heritage Month (March 2024) was accepted by Vicki Leonard on behalf of the Ancient Order of Hibernians Dubuque Division #2.

CONSENT ITEMS

Kathy Gorman, 3005 Jackson St., requested Item No. 11 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated except for Item No. 11. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: Airport Commission of January 16, 2024; Arts and Cultural Affairs Commission of December 27, 2023 and January 23, 2024; Cable Television Commission of August 29, 2023; City Council Proceedings of February 19, 2024; Historic Preservation Commission of February 15, 2024; Park and Recreation Commission of April 11, 2023; May 9, 2023; June 13, 2023; August 8, 2023; October 10, 2023; November 14, 2023; December 12, 2023; January 13, 2024; Resilient Community Advisory Commission of September 7, 2023; October 5, 2023; November 2, 2023; December 7, 2023; Transit Advisory Board of September 14, 2023; Zoning Board of Adjustment of January 25, 2024; Draft Zoning Board of Adjustment of February 22, 2024; Proof of Publication for City Council Proceedings of February 5, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Roger and Mary Rollinger for property damage; Brian Zeimet for property 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: Roger and Mary Rollinger for property damage; Brian Zeimet for property 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. 48-24 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.

RESOLUTION NO. 48-24

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, IA. 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 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Authorized Depository Institutions: Upon motion the documents were received and filed, and Resolution No. 49-24 Naming Depositories was adopted.

RESOLUTION NO. 49-24

Whereas, Chapter 12C.2 of the Code of Iowa states that the approval of a financial institution as a depository shall be by written resolution or order which shall be entered of record in the minutes of the approving board, and which shall distinctly name each depository approved, and specify the maximum amount which may be kept on deposit in each depository; and

Whereas, this procedure is required if a financial institution changes its name or home

office location, if the maximum amount is changed, or if a financial institution is added or deleted.

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

Section 1. That the following financial institutions are approved to be depositories of the City of Dubuque, IA. funds in conformance with all applicable provisions of the Iowa Code Chapter 12C.2. The City Treasurer is hereby authorized to deposit City of Dubuque, IA. funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

Depository Name, Location of Home Office, Maximum Balance

MidWestOne Bank, Iowa City, Iowa, \$60,000,000

Dubuque Bank & Trust Company, Dubuque, IA., \$60,000,000

Iowa Public Agency Investment Trust, West Des Moines, Iowa, \$60,000,000

U.S. Bank, Minneapolis, Minnesota, \$40,000,000

Fidelity Bank & Trust, Dyersville, Iowa, \$40,000,000

Dupaco Community Credit Union, Dubuque, IA., \$40,000,000

DuTrac Community Credit Union, Dubuque, IA., \$40,000,000

Collins Community Credit Union, Cedar Rapids, Iowa, \$40,000,000

Capra Bank, Dubuque, IA., \$40,000,000

Green State Credit Union, North Liberty, Iowa, \$40,000,000

Vibrant Credit Union, Moline, Iowa, \$40,000,000

Premier Bank, Dubuque, IA., \$40,000,000

Hometown Bank, Fond du Lac, Wisconsin, \$250,000

Passed, approved and adopted this 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. US Census Boundary and Annexation Survey: City Manager shared information and raising awareness of the annual process for the U.S. Census Bureau Boundary and Annexation Survey. Upon motion the documents were received and filed.

7. Acceptance of Grant of Easement for Storm Sewer Utility across Rabbit Hollow Nature Conservancy, Inc. Property off of Rockdale Rd. in Dubuque: Upon motion the documents were received and filed, and Resolution No. 050-24 Accepting a Grant of Easement for storm sewer utility through, under and across part of Lot 2 of Rabbit Hollow Place # 5, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 50-24
ACCEPTING A GRANT OF EASEMENT FOR
STORM SEWER UTILITY THROUGH, UN-
DER AND ACROSS PART OF LOT 2 OF
RABBIT HOLLOW PLACE # 5, IN THE CITY
OF DUBUQUE, IA.**

Whereas, Rabbit Hollow Nature Conservancy, Inc. has executed a Grant Easement for Storm Sewer Utility through, under and across Part of Lot 2 of Rabbit Hollow Place # 5, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Easement for Storm Sewer Utility through, under and across Part of Lot 2 of Rabbit Hollow Place # 5, in the City of Dubuque, IA. from Rabbit Hollow Nature Conservancy, Inc., a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Passed, approved and adopted this 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. 2022 John F. Kennedy Road Sidewalk Installation Project: Upon motion the documents were received and filed, and Resolution No. 51-24 Accepting the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT Project TAP-U-2100-703-8I-31 and authorizing the payment of the contract amount to the contractor; and Resolution No. 52-24 Adopting the Final Assessment Schedule for the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT Project TAP-U-2100-703-8I-31 were adopted.

**RESOLUTION NO. 51-24
ACCEPTING THE 2022 JOHN F. KENNEDY
ROAD SIDEWALK INSTALLATION PRO-
JECT - IOWA DOT PROJECT TAP-U-2100-
703-8I-31 AND AUTHORIZING THE PAY-
MENT OF THE CONTRACT AMOUNT TO
THE CONTRACTOR**

Whereas, the Public Improvement Contract for the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT Project TAP-U-2100-703-8I-31 (the Project) has been completed by the contractor, Midwest Concrete Inc. (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the concrete retaining walls constructed to accommodate the sidewalks will remain city owned and the responsibility of the city for future maintenance; and

Whereas, the limestone retaining wall adjacent to 2659 John F. Kennedy Road was constructed to accommodate the sidewalk but will remain a private retaining wall with future maintenance responsibility belonging to the abutting property owner; and

Whereas, the final contract amount for the Project is \$599,582.62; and

Whereas, the Contractor has previously been paid \$581,595.14, leaving a balance of \$17,987.48; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$17,987.48 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 52-24
ADOPTING THE FINAL ASSESSMENT
SCHEDULE FOR THE 2022 JOHN F. KEN-
NEDY ROAD SIDEWALK INSTALLATION
PROJECT - IOWA DOT PROJECT TAP-U-
2100-703-8I-31**

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

Section 1. After full consideration, the Final Schedule of Assessments shown on the attached Exhibit A, is hereby approved for the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT Project TAP-U-2100-703-8I-31.

Section 2. There is hereby assessed and levied as a special tax against and upon each of the benefited properties, the respective sums indicated. The amounts shown in said Final Schedule of Assessments as deficiencies are found to be proper and levied conditionally against the respective properties benefited by the improvements as shown in the Final Schedule of Assessments, subject to the provisions of Iowa Code § 384.63. Said assessments against said lots are hereby declared to be in proportion to the special benefits conferred and not in excess of twenty-five percent of the value of same.

Section 3. The City Clerk be and is hereby directed to certify the Final Schedule of Assessments to the County Treasurer of

Dubuque County, IA., and to publish notice of said certification once each week for two consecutive weeks in the manner provided in Iowa Code §362.3, the first publication of which shall be not more than fifteen days from the date of filing of the Final Schedule of Assessments. On or before the date of the second publication of the notice, the City Clerk shall also mail a copy of said notice to property owners whose property is subject to assessment, as provided in Iowa Code §384.60.

Section 4. The assessments may be paid in full or in part without interest at the office of the City Engineer, City Hall, 50 W. 13th Street, Dubuque, IA., at any time within 30 days after the date of the first notice of the Final Schedule of Assessments. Thereafter, unpaid assessments of \$500.00 or more are payable in 15 annual installments at the County Treasurer's Office, Dubuque County Courthouse, 720 Central Avenue, Dubuque, IA., and will draw annual interest at three percent (3%) computed to December 1 next following the due dates of the respective installments as provided in Section 384.65 of the Code of Iowa. Each installment will be delinquent from October 1 following its due date on July 1 of each year. However, when the last day of September is a Saturday or Sunday, that amount shall be delinquent from the second business day of October. Delinquent installments will draw the same delinquent interest as ordinary taxes. Property owners may elect to pay any annual installments semi-annually in advance.

Passed, approved and adopted this 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

Parcel; Address; Lot Description; Property Owners; Mailing Address; Total Assessment

1015308001; 3260 Raven Oaks Dr; Lot 2 Raven Oaks; Dollinc LLC; E 10002 County Rd P; Wisconsin Dells, WI 53965; \$2,967.27
1015351001; 2690 Marywood Dr; Lot 1 Blk 27 Clover Hills Sub; Roeder, John J; 306 N 3rd St; Bellevue, IA 52031; \$3,296.97
1015353001; 2691 Marywood Dr; Lot 14 Blk 22 Clover Hills Sub; Clancy, Patrick J & Sheri A; 2691 Marywood Dr; Dubuque, IA 52001; \$3,428.85
1015353004; 2640 John F Kennedy Rd; Lot 1-1-3-1 & Lot 1-2-1-2-3-1 Highland Farm; Pfohl, John A & Judy M; 2640 John F Kennedy Rd; Dubuque, IA 52001; \$2,197.98
1015353005; 2636 John F Kennedy Rd; Lot 2-1-3-1 & Lot 2-2-1-2-3-1 Highland Farm; Timmerman, Le Roy J & Julie K; 2636 John F Kennedy Rd; Dubuque, IA 52001; \$1,758.38
1015353014; 2549 Rosewood Dr; Lot 1 Blk 22 Clover Hills Sub; Linden, Tyler; 2549 Rosewood Dr; Dubuque, IA 52001; \$2,314.03

1015353019; 2644 John F Kennedy Rd; Lot 2 Carol Meyer Place; Hilby, Clayton; 2644 John F Kennedy Rd; Dubuque, IA 52001; \$1,428.69
1015354026; 2548 Rosewood Dr; Lot 23 Blk 21 Clover Hills Sub; McDonnell, Daniel C & Margie J; 2548 Rosewood Dr; Dubuque, IA 52001; \$2,197.98
1015354030; 2511 Marywood Dr; Lot 1 Blk 21 Clover Hills Sub; Youtzy, Larry J & Linda A; 2511 Marywood Dr; Dubuque, IA 52001; \$2,197.98
1015358001; 2512 Marywood Dr; Lot 1 Blk 20 Clover Hills Sub; Soaring Eagles Enterprises LLC; 6340 Saulk Trl; Dubuque, IA 52002; \$2,048.08
1016277006; 3057 John F Kennedy Rd; Lot 2-1-1-1-9 Ne 1/4 Sec 16 T89N R2E; Key City Rentals LLC; 3253 Arrowwood Ln; Dubuque, IA 52001; \$1,648.49
1016277007; 3037 John F Kennedy Rd; Lot 1-2-1-1-9 NE 1/4 - Sec 16 T89N R2E; Key City Rentals LLC; 3253 Arrowwood Ln; Dubuque, IA 52001; \$2,088.08
1016277008; 3017 John F Kennedy Rd; Lot 2-2-1-1-9 NE 1/4 - Sec 16 T89N R2E; Winders, Jacqueline A; 3017 John F Kennedy Rd; Dubuque, IA 52002; \$1,890.26
1016277009; 2995 John F Kennedy Rd; Lot 2-1-1-1-9 NE 1/4 Sec 16 T89N R2E; Hankins, Christopher B & Tess M; 2995 John F Kennedy Rd; Dubuque, IA 52002; \$1,758.38
1016277012; 2935 John F Kennedy Rd; Lot 2-1-1-1-1-1-1-1-9 Ne 1/4 Sec 16 T89N - R2E (Lands Inside); Meyer, Lori Ann; 2935 John F Kennedy Rd; Dubuque, IA 52002; \$1,098.99
1016277014; 3169 John F Kennedy Rd; Bal Lot 1-2-9 Ne 1/4 Sec 16 T89N R2E; Schemmel, Charles J & Sharon L; 3169 John F Kennedy Rd; Dubuque, IA 52002; \$285.74
1016277015; 3199 John F Kennedy Rd; Bal of Lot 2-1-1-1-1-1-1-1-1-9 NE 1/4 Sec 16 T89N R2E; Jahnke, Virginia E; 5575 Pennsylvania Ave, Room 307; Dubuque, IA 52002; \$1,964.34
1016279010; John F Kennedy Rd; Lot 4 Bruecks Sub; Kohnen, John J Trust 3/26/07; 7326 N Citrus Rd; Waddell, AZ 85355; \$2,197.98
1016279011; 3038 John F Kennedy Rd; Lot 3 Bruecks Sub; Kohnen, John J Trust 3/26/07; 7326 N Citrus Rd; Waddell, AZ 85355; \$2,197.98
1016279012; 3038 John F Kennedy Rd; Lot 2 Bruecks Sub; Kohnen, John J Trust 3/26/07; 7326 N Citrus Rd; Waddell, AZ 85355; \$2,197.98
1016279021; 3298 W 32nd St; Bal of Bal of Lot 8 Bruecks Sub; Pask, Arin C; 3298 W 32nd St; Dubuque, IA 52001; \$4,040.55

1016279023; 2986 John F. Kennedy Rd; Bal Lot 1 Bruecks Sub; Mozena, Rodney M Etal; 14862 Old Highway Rd; Dubuque, IA 52002; \$1,912.24

1016479011; 2699 John F Kennedy Rd; Lot 2 Old Timers Athletic & Supper Club Place; Sullivan, Samuel J; 2699 John F Kennedy Rd; Dubuque, IA 52002; \$769.29

1016483017; 2639 John F Kennedy Rd; Lot 2-1-2 S1/2 of 2-1 Min Lot 452; EBM LLC; 2659 John F Kennedy Rd; Dubuque, IA 52002; \$1,648.49

1016483019; 2571 John F Kennedy Rd; Lot 2-1-2 Of E 2.00 Ac of Lot 1 J P Mettels Sub No 2; Huseman Properties LLC; 2571 John F Kennedy Rd; Dubuque, IA 52002; \$1,472.65

1016483020; 2571 John F Kennedy Rd; Lot 2-1-1-2 E 2.00 Ac of 1 J P Mettels Sub No 2; Huseman Properties LLC; 2571 John F Kennedy Rd; Dubuque, IA 52002; \$1,033.05

1016483021; 2551 John F Kennedy Rd; Lot 1-1-1-2-E 2 Ac Lot 1 John Mettel Sub # 2; Leslein, Kenneth A & Colleen; 2551 John F Kennedy Rd; Dubuque, IA 52002; \$1,230.87

1016483022; 2531 John F Kennedy Rd; Lot 2-2 of E 2.00 Ac of 1 John Mettels Sub # 2; Laird, Zachary A; 2531 JFK Rd; Dubuque, IA 52002; \$2,715.17

1016483028; 3305 Kaufmann Ave; Lot 5 Blk 1 Johansen Sub #1; Zulic, Zuhdija & Mine; 3305 Kaufmann Ave; Dubuque, IA 52002; \$3,516.77

1016483029; 2659 John F Kennedy Rd; Lots 1-1 & 2-1 Old Timers Athletic & Supper Club Place; EBM LLC; 2659 John F Kennedy Rd; Dubuque, IA 52002; \$4,242.10

1022101001; 3299 Kaufmann Ave; Lot 1 Blk 18 Clover Hills Sub; Gagne, Pamela P; 3299 Kaufmann Ave; Dubuque, IA 52001; \$1,758.38

1022103001; John F Kennedy Rd; Lot 11 (Exc E 100') Blk 17 Clover Hills Sub; Law Building Co LLP; 2345 John F Kennedy Rd; Dubuque, IA 52002; \$879.19

1022103003; 2455 Gordon Dr; Lot 10 Blk 17 Clover Hills Sub; Splinter, John I & Pollyanna; 2455 Gordon Dr; Dubuque, IA 52001; \$0.00

1022103004; 2419 Gordon Dr; Lot 9 Blk 17 Clover Hills Sub; McKillip, Joseph L & Nancy A; 2419 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103005; 2395 Gordon Dr; Lot 8 Blk 17 Clover Hills Sub; Lindecker, Craig M & Jasper, Deanne M; 2395 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103006; 2381 Gordon Dr; Lot 7 Blk 17 Clover Hills Sub; Lynn, Leigh Ann; 2381 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103007; 2361 Gordon Dr; Lot 6 Blk 17 Clover Hills Sub; Strub, Jamie M; 2361 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103008; 2343 Gordon Dr; Lot 5 Blk 17

Clover Hills Sub; Wernimont, Ronald J; 2343 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103009; 2333 Gordon Dr; Lot 4 Blk 17 Clover Hills Sub; Howe, Judy A/K/A Judith M Howe; 2333 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103010; 2315 Gordon Dr; Lot 3 Blk 17 Clover Hills Sub; Buol, Rick J & Dana K; 2315 Gordon Dr; Dubuque, IA 52001; \$1,346.26

1022103011; 2299 Gordon Dr; Lot 2 Blk 17 Clover Hills Sub; Schmitt, Joshua D & Jayna M Etal; 14643 Yancy St Ne; Ham Lake, MN 55304; \$1,346.26

1022103012; 2291 Gordon Dr; Lot 2-1 Neil Place & Lot 1-1 Blk 17 Clover Hills Sub; Rettenberger, Michael D & Jolene L; 2291 Gordon Dr; Dubuque, IA 52001; \$1,763.22

1022103020; 2300 John F Kennedy Rd; Lot 2 Neil Place; Lot 1 & 2 of Neil Place #2; J&K Real Estate LLC; 2300 John F Kennedy Rd; Dubuque, IA 52001; \$263.76

9. Seippel Road Water Main Relocation Project - Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 53-24 Accepting the Seippel Road Water Main Relocation Project and authorizing the payment to the contractor was adopted.

RESOLUTION NO. 53-24

ACCEPTING THE SEIPPEL ROAD WATER MAIN RELOCATION PROJECT AND AUTHORIZING THE PAYMENT TO THE CONTRACTOR

Whereas, the public improvement contract for the Seippel Road Water Main Relocation Project, (the Project) has been completed by the Contractor, Horsfield Construction, Inc. (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$175,308.58; and

Whereas, the Contractor has previously been paid \$94,321.82, leaving a balance of \$80,986.76; 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, IA.:

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 pay to the Contractor the balance of the retainage of \$80,986.76 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 4th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. Dubuque Area Chamber of Commerce's Air Service Survey Results and Dubuque Air Service Goals and Objectives: Upon motion the documents were received and filed.

11. 3000 Jackson Dubuque Brewing and Malting Project Update: Ms. Gorman spoke about concerns with contractor activities occurring at the site, including sidewalk removal, litter, and lack of street parking. Ms. Gorman also expressed concerns about lack of communication regarding site actions. Motion by Resnick to receive and file the documents. Seconded by Farber. Responding to questions from the City Council, Assistant Housing and Community Development Director Michael Belmont stated that contractors are responsible for notifying utilities of sidewalk removal and scheduling a time for removal. In this case the contractor did not provide notification of their intention to remove the area sidewalks. Mr. Belmont further stated that a site visit will occur before partial site deconstruction and more substantial fencing will be requested for deconstruction. The Assistant Fire Marshall is aware of the building's demolition schedule and has identified an available fire hydrant if necessary. City Council Members thanked Ms. Gorman for providing input. City Council members acknowledged the site activity's impact on the area neighborhood and the ongoing process to resolve the buildings' issues. Motion carried 7-0.

12. Letter of Support for Dubuque County Energy District: City Manager shared information on the City Manager's Letter of Support for the Dubuque County Energy District's grant application to The Funders Network's (TFN) Partners for Places (P4P). Upon motion the documents were received and filed.

13. Bloomberg's Youth Climate Action Grant Application Submittal: Upon motion the documents were received, filed, and approved.

14. Approval to Provide Matching Funding for a Historic Structure Report for Eagle Point Park: City Manager recommended City Council approval to provide matching funding of \$75,000 for the grant application to be filed by Heritage Works to the Jeffris Heartland Fund to develop a Historic Structures Report (HSR) for the Alfred Caldwell designed buildings at Eagle Point Park. Upon motion the documents were received, filed, and approved.

15. American Flood Coalition Membership Correspondence from the City of Dubuque to the American Flood Coalition regarding the city's decision to join the coalition. The American Flood Coalition is a nonpartisan group of political, military, business, and local leaders that have come together to drive adaptation to higher seas, stronger storms, and more frequent flooding. The coalition seeks to advance solutions that support flood-affected communities. Upon motion the documents were received and filed.

16. Letters of Support for Ham House Interior Restoration & Preservation Project: City Manager recommended City Council approval of letters of support and authorization for the Dubuque County Historical Society (DCHS) to apply for two grants for interior restoration and preservation at the Mathias Ham House. Upon motion the documents were received, filed, and approved.

17. Request for City Council Ratification of Two Amendments to current Collective Bargaining Agreements {DPPA and Teamsters (Bus Operators)}: Upon motion the documents were received, filed, and approved.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Housing Appeals and Mediation Board: One, 3-Year Term through January 1, 2027 (Vacant term of Lenhart). Applicant: Jeff Lenhart, 1085 Main St. Mr. Lenhart spoke in support of his application and provided a brief biography.

PUBLIC INPUT

Kyle Cox, 924 Arrowhead, East Dubuque, IL., provided information on the Rockdale Flood of 1876 and his goal to establish a memorial park near the site of the flood on the flood's 150th anniversary of July 4, 2026. Mr. Cox shared details of upcoming events that will provide more information about the history of the flood.

ACTION ITEMS

1. Greater Dubuque Development Corporation's 'You Can Be Great Here' Campaign Progress Brochure: Motion by Resnick to receive and file the documents. Seconded by Jones. Rick Dickinson, President and CEO of Greater Dubuque Development Corporation

(GDDC) provided an overview of GDDC's 'You Can Be Great Here' Campaign Progress Brochure that was distributed with City utility bills from February 14 through March 6, 2024. Responding to a question from the City Council, Mr. Dickinson stated that the campaign's two greatest challenges are population growth and job growth. Motion carried 7-0.

2. Prepared Live: Motion by Roussell to receive and file the documents and listen to the presentation. Seconded by Wethal. Emergency Communications Center Director Jessica George-Rethwisch shared information on a new web-based platform Prepared Live that Emergency Communications Center went live with on March 4, 2024. Responding to questions from the City Council, Ms. George-Rethwisch stated that the system is currently used by Grant County, Wisconsin, and Jones County, IA. The Emergency Communications team will receive feedback on how often the system is used and additional program tiers with additional features may be considered based on the quantity of system use. Motion carried 7-0.

3. Approve Reimagine Comiskey Park-Phase 2 National Park Service Outdoor Recreation Legacy Grant Application Submission: Motion by Sprank to receive and file the documents and adopt Resolution No. 54-24 Authorizing the Mayor to execute an application for the National Park Service Outdoor Recreation Legacy Partnership Program Grant and authorizing the Leisure Services Director and the City Manager to approve the application. Seconded by Wethal. City Council Members expressed enthusiasm for Phase 2 of the project. Motion carried 7-0.

**RESOLUTION NO. 54-24
AUTHORIZING THE MAYOR TO EXECUTE
AN APPLICATION FOR THE NATIONAL
PARK SERVICE OUTDOOR RECREATION
LEGACY PARTNERSHIP PROGRAM
GRANT AND AUTHORIZING THE LEISURE
SERVICES DIRECTOR AND THE CITY
MANAGER TO APPROVE THE APPLICATION**

Whereas, the City of Dubuque wishes to find matching funds for already budgeted funds to complete the Comiskey Park renovation; and

Whereas, the City of Dubuque proposes to apply for funding through the National Park Service Outdoor Recreation Legacy Partnership Program for Phase 2.

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

Section 1. That the Mayor hereby is authorized and directed to submit an application

for the Reimagine Comiskey Park-Phase 2 project on behalf of the City of Dubuque.

Section 2. That the Leisure Services Director and the City Manager are hereby authorized to approve the application that is submitted to Jessica Flatt.

Section 3. That the City Manager is hereby authorized and directed to forward said application and resulting standard executed contract to the respective agencies in a timely fashion and as required by the Iowa Department of Natural Resources.

Passed, approved and adopted this 4th day of March 2024.

Brad M. Cavanaugh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. 2023 Dubuque Police Department Annual Report: Motion by Roussell to receive and file the documents. Seconded by Jones. Police Chief Jeremy Jensen highlighted information in the report. City Council Members praised the Police Department's professional standards, policing conduct, and collaboration with community partners. Motion carried 7-0.

5. Central Ave. and White St. Corridor Traffic Study Recommendation for Selection of Professional Consultant Services: Motion by Sprank to receive and file the documents and approve the selection of Bolton & Menk, Inc. as the first-ranked Consultant and that the City be authorized to negotiate a Professional Consultant Services Agreement to complete a corridor study for Central Ave. and White St. and the feasibility of corridor solutions based on public engagement and a holistic approach using traffic calming and urban design elements. Seconded by Farber. Responding to a question from the City Council, Traffic Engineer Justine Hull stated that the study's results are expected in November of 2024. City Council Members emphasized the need to improve the corridor and thanked community members Joe Kirk and Terry Mozena for serving on the Consultant Selection Committee. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on her service on the Hawkeye Area Community Action Program (HACAP) Board of Directors and HACAP's recent hiring of an employee fluent in Marshallese.

Council Member Jones reported on the recent strategic planning session of the Dubuque Metropolitan Area Solid Waste Agency, of which Mr. Jones is a board member.

Council Members Wethal and Farber respectively reported on attending the annual United Labor Dinner. Ms. Farber remarked on

a memorial statement made at the dinner in honor of the late Nick Lucy.

Mayor Cavanagh reported on conducting joint presentations with Sustainability Director Gina Bell that summarized their attendance at the United Nations Climate Change Conference (COP28). Mayor Cavanagh stated that bold action would be essential to attract the necessary resources to fulfill the city's sustainability goals.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:56 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Sprank. 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 9:19 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:19 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 6:30 p.m. on March 7, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Council Member Resnick.

Mayor Pro Tem Jones read the call and stated this is a special session of the City Council called for the purpose of setting a public hearing on the proposed Fiscal Year 2025 Tax Rate and Dollars.

ITEMS SET FOR PUBLIC HEARING

Set Public Hearing for Proposed Fiscal Year 2025 Tax Rate and Dollars and Taxpayer Statements: Motion by Sprank to receive and file the documents and adopt Resolution No. 55-24 Setting a Public Hearing on the Proposed Fiscal Year 2025 Tax Rate and Dollars and Taxpayer Statements. Seconded by Wethal. City Manager Van Milligen made a presentation on the proposed Fiscal Year 2025 tax rate and dollars. Chief Financial Officer Jennifer Larson provided clarification on the city's reduction in taxable value due to the state legislature changing the state military credit to an exemption, therefore eliminating state funding toward it. Ms. Larson further clarified the two commercial and industrial backfills, stating that the 90% backfill will be phased out and a new backfill will be funded by the state. City Council Members thanked city staff for their work preparing the budget, expressed frustration with the current budgeting process required by state code, and stressed the increasing operational costs of city government. Responding to a question from the City Council on budgeting for cybersecurity, City Manager Van Milligen summarized multiple budget actions in support of cybersecurity, including allocating around \$600,000 to move the city's Information Technology Department to a facility in the West End; allocating \$3,000,000 to replace all police, fire, and emergency communications software systems; and adding a cybersecurity position to last year's budget. City Council Members indicated their support for the City Manager's property tax rate recommendation. Motion carried 6-0.

**RESOLUTION NO. 55-24
SETTING A PUBLIC HEARING ON THE
PROPOSED FISCAL YEAR 2025 TAX RATE
AND DOLLARS AND TAXPAYER STATE-
MENTS**

Whereas, pursuant to State of Iowa Section 24.2A (4)(a) as adopted by Iowa HF718, the City of Dubuque is required to hold a public hearing to consider the proposed Fiscal Year 2025 city tax rate and dollars and taxpayer statements; and

Whereas, the notice of hearing must be published not less than 10 days and not more than 20 days prior to the date of the hearing; and

Whereas, at said hearing, the City Council is required to review the proposed tax notice for the Fiscal Year 2025 Tax Rate and Dollars and Taxpayer Statements.

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

Section 1. The Dubuque City Council will conduct a public hearing on March 25, 2024, at 6:30 p.m. at City Council Chambers, 350 W 6th St. and virtually.

Section 2. The Chief Financial Officer is hereby directed to prepare a Notice of Public Hearing on the proposed Fiscal Year City Property Tax Levy with the required information pursuant to Section 24.2A (4)(a) as adopted by Iowa HF718.

Section 3. The City Clerk is hereby directed to publish the notice of public hearing pursuant to Section 24.2A (4)(a) as adopted by Iowa HF718.

Passed, adopted and approved this 7th day of March 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

ADJOURNMENT

There being no further business, Mayor Pro Tem Jones declared the meeting adjourned at 7:30 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:45 p.m. on March 18, 2024, 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 stated for the record that City Clerk Breitfelder was excused from the meeting and that Assistant City Manager Cori Burbach would serve as Acting City Clerk. 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 Secondary Responder Model.

WORK SESSION

Secondary Responder Model

Chief of Police Jeremy Jensen, Captain Steve Radloff, and Lieutenant Mike McTague presented information regarding the Secondary Responder Model. Responding to a question from the City Council, Chief Jensen stated that increased awareness of brain health has resulted in higher volumes of brain health calls for service. Chief Jensen further stated that the model would experience additional success if providers could be co-located. City Council Members expressed appreciation for the model and its communitywide impact.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:31 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:33 p.m. on March 18, 2024, 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 stated for the record that City Clerk Breitfelder was excused from the meeting and that Assistant City Manager Cori Burbach would serve as Acting City Clerk. 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

PROCLAMATION(S)

1. AmeriCorps Week (March 10 - 16, 2024) was accepted by AmeriCorps Assistant Sarah Berna, Community Impact Administrative Assistant Anne Marie Greenwood, and Green Iowa AmeriCorps Climate Action Activator Jessica Anderschau on behalf of the City of Dubuque AmeriCorps Program and Green Iowa AmeriCorps within the Office of Sustainability.

2. Honey Bee Day (March 27, 2024) was accepted by H.R. 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: Cable TV Commission of January 24, 2024; City Council Proceedings of March 4 and March 7, 2024; Five Flags Civic Center Advisory Commission of December 5, 2023; Library Board of Trustees Update of February 22, 2024; Proof of Publication for City Council Proceedings of February 12 and February 19, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Latoya Eubanks for property damage; Ronald Lindblom and Catherine Dunning for property damage; Azariah Martin for vehicle damage; Kirtland Thayer 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: Latoya Eubanks for property damage; Ronald Lindblom and Catherine Dunning for property 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. 56-24 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.

RESOLUTION NO. 56-24

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, IA. 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 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Civil Service Commission's Certified List - Police Officer: Upon motion the documents were received, filed, and made a matter of record.

March 7, 2024

Honorable Mayor and
Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, an examination for the position of Police Officer was administered on February 24, 2024. We, The Civil Service Commission, hereby certify that the individuals listed in the attached spreadsheet have passed the written examination or are using a valid transfer score and any vacancies for the position of Police Officer should be filled from this list and that this list is good through March 12, 2025.

Police Officer

1. Daniel Brimmer – Transfer Score, 2. David DeMarais, 3. Joseph Kimball, 4. Camerin McClain, 5. John Michel – Transfer Score, 6. Melissa Seaman – Transfer Score, 7. Jaycob Thompson – Transfer Score

Respectfully Submitted,
Civil Service Commissioner

6. Letters of Support for HOME ARP Funds: City Manager recommended approval to provide a letter of support to developers of projects at 1301 Central Avenue and 1739-1763 Central Avenue for submission with their application for HOME ARP funds. Upon motion the documents were received, filed, and approved.

7. 2024 – Q1 Update on Childcare Challenges and Collaborations: Upon motion the documents were received and filed.

8. Brewing and Malting Project Update - 3000 Jackson Dubuque: Upon motion the documents were received and filed.

9. Water & Resource Recovery Center Odor Abatement Efforts Update: Upon motion the documents were received and filed.

10. First Amendment to Development Agreement by and between the City of Dubuque, IA., and Farley & Loetscher, LLC: Upon motion the documents were received and filed, and Resolution No. 57-24 Approving a First Amendment to Development Agreement by and Between the City of Dubuque, IA., and Farley & Loetscher, LLC was adopted.

**RESOLUTION NO. 57-24
APPROVING A FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA., AND
FARLEY & LOETSCHER, LLC**

Whereas, the City of Dubuque, IA. (City) and Farley & Loetscher, LLC (Developer) entered into a Development Agreement dated for reference purposes September 5, 2023, for the redevelopment of 801 Jackson Street in the City of Dubuque, IA. (the Property); and

Whereas, City and Developer desire to amend the Development Agreement as set forth in the attached First Amendment to Development Agreement; and

Whereas, it is the determination of the City Council that approval of the First Amendment to Development Agreement is in the public interest of the City of Dubuque.

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

Section 1. That the First Amendment to Development Agreement by and between the City of Dubuque, IA., and Farley & Loetscher, LLC is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the First Amendment to Development 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 First Amendment to Development Agreement as herein approved.

Passed, approved and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Right of Way Platting – Merge (The Stacks) Project in the Port of Dubuque: Upon motion the documents were received and filed, and Resolution No. 58-24 Approving the Acquisition Plat of Lot 1A of Adams company's 5th Addition, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 58-24
APPROVING THE ACQUISITION PLAT OF
LOT 1A OF ADAMS COMPANY'S 5TH ADDI-
TION, IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been presented to the City Council of the City of Dubuque, IA., a plat dated March 6, 2024 prepared by the City of Dubuque Engineering Department describing Lot 1A of Adams Company's 5th Addition, in the City of Dubuque, IA.; and

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

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

Section 1. That the plat dated March 3, 2024, 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 on behalf of the City of Dubuque, IA.

Section 2. 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, IA.

Passed, approved, and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

12. Plat of Survey of Pechous Place, locally known as 410 and 414 Raymond Place: Upon motion the documents were received and filed, and Resolution No. 59-24 Approving the Simple Subdivision Plat of Pechous Place, Dubuque, IA. was adopted.

**RESOLUTION NO. 59-24
APPROVING THE SIMPLE SUBDIVISION
PLAT OF PECHOUS PLACE, DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Simple Subdivision Plat of Pechous Place, Dubuque, IA.; and

Whereas, said Simple Subdivision Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Simple Subdivision Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That Section 11-14 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow 37 feet of frontage for Lot 1 on a public street or an approved private street.

Section 2. That the Simple Subdivision

Pechous Place, Dubuque, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Plat of Survey.

Passed, approved and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

13. Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque: Upon motion the documents were received and filed, and Resolution No. 60-24 Approving an Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque was adopted.

**RESOLUTION NO. 60-24
APPROVING AN AGREEMENT BETWEEN
THE CITY OF DUBUQUE AND ITC MID-
WEST, LLC TO OPERATE AN ELECTRIC
TRANSMISSION SYSTEM IN THE CITY OF
DUBUQUE**

Whereas, the City of Dubuque, IA. (City) and ITC Midwest, LLC (ITC Midwest) have tentatively entered into an Agreement for the operation of an electric transmission system in the City of Dubuque until such time as City and ITC Midwest finalize a franchise agreement to operate the system; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to approve the Agreement.

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

Section 1. The attached Agreement is hereby approved.

Section 2. The City Manager is authorized and directed to sign the Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

14. Grant Agreement with 917 Motorsport LLC for Rehabilitation of 243 W 10th Street: Upon motion the documents were received and filed, and Resolution No. 61-24 Approving a Grant Agreement by and between the City of Dubuque, IA. and 917 Motorsport LLC for the Redevelopment of 243 W 10th Street was adopted.

**RESOLUTION NO. 61-24
APPROVING A GRANT AGREEMENT BY
AND BETWEEN THE CITY OF DUBUQUE,
IA. AND 917 MOTORSPORT LLC FOR THE
REDEVELOPMENT OF 243 W 10TH STREET**

Whereas, 917 Motorsport LLC is the owner of the property at 243 W 10th Street in the City of Dubuque, IA. (the "Development Property") legally described as:

Lot 2 of HARTIG ADDITION, in the City of Dubuque, IA., according to the recorded Plat thereof; and

Whereas, 917 Motorsport LLC has applied to the City of Dubuque Economic Development Department (the "City") for a Façade Grant and a Planning & Design Grant (the "Grants") for the rehabilitation of a building on the Development Property (the "Project"); and

Whereas, the Project is eligible for the Grants; and

Whereas, City and 917 Motorsport LLC have tentatively entered into a Grant Agreement for the Development Property (the "Grant Agreement"), a copy of which is attached hereto; and

Whereas, it is the determination of the City Council that approval of the Grant Agreement for redevelopment of the Development Property by 917 Motorsport LLC, according to the terms and conditions set out in the Grant Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Grant Agreement between the City of Dubuque and 917 Motorsport LLC is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Grant 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 Grant Agreement as herein approved.

Passed, approved and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

15. Tobacco Compliance Settlement Agreements for Tobacco License Holders - Fuel Express Food Mart and EZ Stop 1: Upon motion the documents were received, filed, and approved.

16. Approval of Retail Alcohol Licenses and Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 62-24 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 and Resolution No. 63-

24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A were adopted.

**RESOLUTION NO. 62-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

Port of Dubuque Marina, 2200 Bunker Hill Rd.
Dubuque Marina and Yardarm, 1201 Shiras Ave. Extension

Renewals

Chopper's, 601 Rhomberg Ave.
Classy And Chic Boutique, 1065 Jackson St. Ste. 200
Eagles Club, 1175 Century Dr.
Grand River Center, 500 Bell St.
Lina's Thai Bistro, 200, 2055 Holliday Dr.
McAleece Park And Recreation Complex, 1801 Admiral Sheehy Dr.
Noonan's Tap, 1618 Central Ave.
Phoenix Theatres, 555 John F. Kennedy Rd. Ste. 105
Salsa's Mexican Restaurant, 1091 Main St.
Sportsters Pub & Grub, 2600 Central Ave.
The Vault Restaurant and Cocktail Lounge, 342 Main St.

Change in Ownership

Kwik Star 236, 2035 John F Kennedy Rd.
Kwik Star 495, 2685 Dodge St.
Tobacco Outlet Plus 504, 806 Wacker Dr.

Passed, approved, and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 63-24
APPROVING APPLICATIONS FOR RETAIL
PERMITS TO SELL TOBACCO, TOBACCO
PRODUCTS, ALTERNATIVE NICOTINE
PRODUCTS, AND VAPOR PRODUCTS, AS
REQUIRED BY IOWA CODE §453A.47A**

Whereas, applications for retail permits to sell tobacco, tobacco products, alternative nicotine products, vapor products, or a combination of these products have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by Iowa Code §453A.47A; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council; and

Whereas, all retail permits to sell tobacco, tobacco products, alternative nicotine products, and vapor products shall expire on June 30 of each year, as established in Iowa Code §453A.47A(7).

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for retail permits to sell one or more of the following as specified on the retail permit applications: tobacco, tobacco products, alternative nicotine products, and vapor products.

Business Name, Business Address

Pink Clouds Smoke Shop, 4835 Asbury Rd.

River Bluff Collective, 168 East 10th St.

Passed, approved, and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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. Development Agreement by and between the City of Dubuque, IA. and CBDC, LLC: Upon motion the documents were received and filed and Resolution No. 64-24 Fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on the proposed Development Agreement by and between the City of Dubuque, IA. and CBDC, LLC, including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations to CBDC, LLC, 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 April 1, 2024 in the Historic Federal Building.

**RESOLUTION NO. 64-24
FIXING THE DATE FOR A PUBLIC HEAR-
ING OF THE CITY COUNCIL OF THE CITY
OF DUBUQUE, IA. ON THE PROPOSED
DEVELOPMENT AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA. AND
CBDC, LLC, INCLUDING THE PROPOSED
ISSUANCE OF URBAN RENEWAL TAX IN-
CREMENT REVENUE GRANT OBLIGA-
TIONS TO CBDC, LLC, AND PROVIDING
FOR THE PUBLICATION OF NOTICE
THEREOF**

Whereas, CBDC, LLC, as Developer, is or will be the owner of the following described real property:

Lot 625, Lot 626, and Lot 627, in the City of Dubuque, IA., according to the recorded deed instrument number 2023-00001758 thereof; locally known as 781 Locust Street; and Lot 1 of Dubuque Art Plaza according to the plat recorded on the 11th day of March 2024, Instrument No. 2024-00001914(the Property); and

Whereas, Developer has determined that it requires a new childcare facility (the Facility) to maintain and expand its operations and employment in the project area; and

Whereas, City of Dubuque, IA. (City) and CBDC, LLC have entered into a Development Agreement, subject to the approval of the City Council, pursuant to which CBDC, LLC will construct on the Property certain Minimum Improvements described in the Development Agreement; and

Whereas, the City Council has tentatively determined that it would be in the best interests of City to approve the Development Agreement; and

Whereas, the Development Agreement provides for the issuance by City of economic development grants to CBDC, LLC, referred to therein as Urban Renewal Tax Increment Revenue Grant Obligations, payable from the tax increment revenues collected in respect of the Improvements to be constructed by CBDC, LLC in accordance with the Development Agreement, for the purpose of carrying out the objectives of an Urban Renewal Plan as hereinafter described; and

Whereas, before said obligations may be approved, Chapter 403 of the Code of Iowa 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause this Resolution and

a Notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City Council's intent to approve the proposed Development Agreement, to be held on the 1st day of April 2024 at 6:30 p.m.

Section 2. The City Council will also meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic development grants to CBDC, LLC, pursuant to the Development Agreement under the terms and conditions of said Urban Renewal Plan. It is expected that the aggregate amount of the Tax Increment Revenue obligations will be approximately \$2,525,000.

Section 3. The City 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 approval of the Development Agreement and the issuance of said obligations.

Section 4. That the Notice of the proposed action shall be in substantially the form attached hereto.

Passed, approved and adopted this 18th day of March, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Housing Appeals and Mediation Board: One, 3-Year Term through January 1, 2027 (Vacant term of Lenhart). Applicant: Jeff Lenhart, 1085 Main St. Motion by Jones to appoint Mr. Lenhart to the three-year term through January 1, 2027. Seconded by Wethal. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone Property at 35 Locust Street from C-3 General Commercial to C-4 Downtown Commercial: 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 Sprank. Planning Services Director Wally Wernimont provided a staff report and re-

sponded to questions from the City Council. Applicant Josh Jansen, 11368 Rock Grove Ct., described the planned façade of the proposed building and parking availability. City Council Members expressed support for the rezoning. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 6-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property from C-3 General Commercial to C-4 Downtown Commercial. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 6-24 AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNI- FIED DEVELOPMENT CODE, BY RECLAS- SIFYING HEREINAFTER DESCRIBED PROPERTY FROM C-3 GENERAL COM- MERCIAL DISTRICT TO C-4 DOWNTOWN COMMERCIAL

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

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 C-3 General Commercial District to C-4 Downtown Commercial District, to wit:

Lot 2 of the Northerly 21 feet of the North ½ of Lot 572, the South 21 feet of the North ½ of Lot 572, the South ½ of Lot 572, and the Northerly 40 feet of Lot 573; the Southerly 26 feet of Lot 573, Lot 574 "A", the Northerly ½ of Lot 574, except the Westerly 36 feet 2 inches thereof, Lot 1 of 575, and Lot 2 of 2 of Lot 575; and the Westerly 36 feet 2 inches of the Northerly ½ of Lot 574, all in the City of Dubuque, IA..

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 18th day of March, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Request to Amend a Planned Unit Development (PUD) to Allow Pet Daycare or Grooming as a Permitted Use: 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. Planning Services Director Wally Wernimont provided a staff report. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 7-24 Amending Title 16 of the City of Dubuque Code of Ordinances Unified Development Code by Rescinding Ordinance No. 82-04 Which Provides Regulations for the PUD Planned Unit Development District with a Planned Commercial Designation and now being amended to modify the list of permitted uses to include Pet Daycare or Grooming. Seconded by Jones. Motion carried 7-0.

ORDINANCE NO. 7-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES UNIFIED DEVELOPMENT CODE BY RESCINDING ORDINANCE NO. 82-04 WHICH PROVIDES REGULATIONS FOR THE PUD PLANNED UNIT DEVELOPMENT DISTRICT WITH A PLANNED COMMERCIAL DESIGNATION AND NOW BEING AMENDED TO MODIFY THE LIST OF PERMITTED USES TO INCLUDE PET DAYCARE OR GROOMING

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by rescinding Ordinance 82-04 which provides regulations for a Planned Unit Development District with a Planned Commercial District designation, and now being amended to modify the list of permitted uses to include pet daycare or grooming.

As shown in Exhibit A, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. Pursuant to Iowa Code Section 414.5 (1993) and as an express condition of the reclassification, the undersigned property owner agrees to the following conditions, all of which the property owner further agrees are reasonable and imposed to satisfy the public needs that are caused directly by the zoning reclassification:

A. Use Regulations: The following regulations shall apply to all land uses in the above-described PUD District.

1. Principal permitted uses of the lots designated for commercial development shall be limited to:

- Residential Uses above the first floor only
- General offices
- Medical/office/clinic
- Indoor restaurant
- Drive-in/carry-out restaurant

- Dental medical lab
- Schools of private instruction
- Barber/beauty shops
- Retail sales/services
- Laundry/dry cleaner
- Shoe repair
- Tailoring/alterations
- Catalog center
- Laundromat
- Artist studio
- Photographic studio
- Neighborhood shopping center
- Furniture/home furnishings
- Appliance sales and service
- Office supply
- Vending/game machines sales and service
- Mail order houses
- Auto parts/supply
- Vehicle rental
- Upholstery shop
- Contractor shop/yard
- Wholesale sales/distributor
- Mini warehousing
- Refrigeration equipment and supply, sales, and service
- Landscaping services
- Animal hospital/clinic
- Personal services
- Automated gas station
- Gas station
- Service station
- Bakery (wholesale/commercial)
- Drive -up automated bank teller
- Self-service car wash
- Full-service car wash
- Furniture upholstery repair
- Business services
- Banks, savings, and loans, and credit unions
- Indoor recreation facilities
- Printing and publishing
- Laboratories for research or engineering
- Pet daycare or grooming
- Group daycare center provided that:
 - a. Forty (40) square feet of indoor floor area (excluding halls and bathrooms) is provided per child in areas occupied by cribs, thirty-five (35) square feet of indoor area (excluding halls and bathrooms) is provided per child in areas not occupied by cribs times the licensed capacity; and seventy-five (75) square feet of fenced outdoor recreation space is provided per child using the space at a given time;

- b. That parking requirements can be met;
 - c. Such facility shall supply loading and unloading of children so as not to obstruct public streets or create traffic or safety hazards;
 - d. All licenses have been issued or have been applied for awaiting the outcome of the Boards' decision;
 - e. Signage for a single-family home shall be limited to one non - illuminated, wall-mounted sign, not to exceed four (4) square feet in area; and
 - f. No group daycare center may be located within the same structure as any gas station, bar/tavern, automated gas station or facility selling, servicing, repairing or renting vehicles.
- 2. Accessory uses shall include any use customarily incidental and subordinate to the principle use it serves.
Parking group – see Section 4- 2 of the Zoning Ordinance.
- B. Lot and Bulk Regulations: Development of land in the PUD District shall be regulated as follows:
All buildings and structures located on lots designated for commercial development shall meet bulk regulations set forth in the Zoning Ordinance for C-2 Neighborhood Shopping Center; Section- 3-3. 2(F)
- C. Performance Standards: The development and maintenance of uses in this PUD District shall be established in conformance with Section 3-5.5 of the Zoning Ordinance and the following standards:
 - 1. Indoor restaurants and drive-in/carry-out restaurants are restricted to the north 1.3 acres of the Planned Commercial District.
 - 2. Public streets within the Planned Unit Development District shall be designed and built to City Engineering specifications.
 - 3. Erosion control shall be provided during all phases of construction.
 - 4. Parking requirements for allowed uses in the PUD District shall be as per the parking group for the designated use, in accordance with Section 4-2 of the Zoning Ordinance.
 - 5. Storm water detention facilities will be provided as per City Engineering requirements.
 - 6. Adequate illumination shall be provided to areas used for vehicle and pedestrian circulation. Light fixtures shall be of a cut-off design and be mounted at a 72-degree angle to a vertical light standard.
- 7. Final site development plans shall be submitted in accordance with section 4-4 of the Zoning Ordinance of the City of Dubuque, IA. prior to construction of any buildings.
Screening shall be placed along the boundary of the residential district as per City standards.
- 8. Outdoor storage must be screened to a height that obscures the stored material from adjacent residential property, but in no case shall screening be less than six (6) feet in height.
- D. Open Spaces and Landscaping: Open space and landscaping in the PUD District shall be regulated as follows:
Those areas not designated on the conceptual plan for development shall be maintained as open space as defined by Section 8 of the Zoning Ordinance by the property owners and/ or association.
- E. Sign Regulations: Signs in the PUD District shall be regulated as follows:
Signage shall be regulated by the C-2 Neighborhood Shopping Center District sign regulations of Section 4-3.11 of the Zoning Ordinance.
- F. Ordinance History
 - 1) Ordinance No. 86-02 established regulations for the Planned Unit Development.
 - 2) Ordinance No. 82-04 amended the Planned Unit Development regulations to add, with conditions, drive-in/carry-out restaurants to the list of permitted uses.
- G. Transfer of Ownership: Transfer of ownership or lease of property in this PUD District shall include in the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions authorizing the establishment of the district.
- H. Modifications: Any modifications of this Ordinance must be approved by the City Council in accordance with zoning reclassification proceedings of Article 9-5 of the Unified Development Code.
- I. Recording: A copy of this ordinance shall be recorded at the expense of the property owner(s) with the Dubuque County Recorder as a permanent record of the conditions accepted as part of this reclassification approval within thirty (30) days after the adoption of this ordinance. This ordinance shall be binding upon the undersigned and his/her heirs, successors and assigns.

Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 4. This Ordinance shall take effect upon publication, as provided by law.

Passed, approved and adopted this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. State Revolving Fund (SRF) Loan - Environmental Review Bipartisan Infrastructure Law and State Revolving Fund (SRF) Private Lead Service Line Replacement Pilot Program and Presentation: Motion by Resnick to receive and file the documents and adopt Resolution No. 65-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program - Approval of an Environmental Review as Provided By SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program. Seconded by Farber. Water Department Director Christopher Lester made a presentation and responded to questions from the City Council. Responding to a question from the City Council, City Manager Van Milligen summarized the forgivable and unforgivable components of the loan. Motion carried 7-0.

**RESOLUTION NO. 65-24
STATE REVOLVING FUND (SRF) LOAN - ENVIRONMENTAL REVIEW PRIVATE LEAD SERVICE LINE REPLACEMENT PILOT PROGRAM, APPROVAL OF AN ENVIRONMENTAL REVIEW AS PROVIDED BY SRF'S DEPARTMENT OF NATURAL RESOURCES FOR THE PRIVATE LEAD SERVICE LINE REPLACEMENT PILOT PROGRAM**

Whereas, the City of Dubuque is pursuing an engineered solution to reduce the number of private lead service lines in the City of Dubuque through an Iowa, State Revolving Fund assisted pilot program; and

Whereas, as part of the SRF loan process, the City is required to complete an environmental review through the public hearing process; and

Whereas, public notification of the hearing was advertised on February 9, 2024,

a minimum of 30 days prior to the public hearing per SRF IDNR requirements; and

Whereas, a public hearing was held on the 18th day of March, 2024 at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350 W. 6th Street, Dubuque, IA., at which time interested persons appeared and heard for or against the proposed environmental review of said Project; and

Whereas, a discussion was held on the environmental impacts of said project; and

Whereas, a transcript of the public hearing

and a summary of public comments will be available for public review.

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

Section 1. The environmental review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program, is hereby approved, and staff is directed to submit the required executed documentation to SRF, Iowa Department of Resources.

Passed, adopted, and approved this 18th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC INPUT

John Petco, 1983 University Ave., provided input about his challenges finding parking near his residence and requested the city consider granting assigned parking spots to residents with identified disabilities.

ACTION ITEMS

1. Barry Lindahl Appointment to the Public Information Board, Iowa: Motion by Roussell to receive and file the documents. Seconded by Sprank. City Council Members congratulated Mr. Lindahl on the appointment. Motion carried 7-0.

2. Request for Ratification of Dubuque Police Protective Association (DPPA) July 1, 2024, Collective Bargaining Agreement (CBA): Motion by Jones to receive and file the documents and approve the City of Dubuque/Dubuque Police Protective Association (DPPA) Collective Bargaining Agreement to become effective on July 1, 2024. Seconded by Farber. Chief Human Resources Officer Shelley Stickfort summarized the procedure for contract recertification. Motion carried 7-0.

3. Bryan Porter, a Seasonal Employee in the City of Dubuque Parks Division Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Sprank. Media Services staff showed a video featuring Bryan Porter, a seasonal employee in the City of Dubuque Parks Division. The video can be viewed at <https://youtube/5etUK6cArgo>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Mayor Cavanagh reported on the City Council Members and City staff's recent trip to Washington, D.C. to advocate for city priorities. Mayor Cavanagh also reported on attending a Mississippi River Cities and Towns

Initiative event in Washington, D.C.

Council Member Resnick also reported on the City Council's trip to Washington, D.C., and recognized Mayor Cavanagh for his partnerships.

Mr. Resnick and Mayor Cavanagh reiterated Iowa open meetings statutes to explain why the City Council could not formally address comments given during public input.

Council Member Farber reported on attending the National League of Cities Conference in Washington, D.C.

Council Member Roussell reported on attending the Iowa League of Cities Local Leaders Day.

Council Member Sprank also reported on the City Council's trip to Washington, D.C.

Council Member Jones reported on speaking to the current Leadership Iowa class.

Council Member Wethal reported on the upcoming Dubuque Area Chamber of Commerce's Dubuque Night and the upcoming Cracker Barrel with State Legislators.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:02 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Wethal. Mayor Cavanagh stated for the record that the attorney who will consult with the 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 9:04 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:04 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on March 25, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell (attended virtually), 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 the recommended Fiscal Year 2025 Budget Presentation.

ACTION ITEMS

1. Recommended Fiscal Year 2025 Budget Presentation: Motion by Jones to receive and file the documents and listen to the presentation. Seconded by Farber. City Manager Van Milligen presented the recommended Fiscal Year 2025 Budget. City Manager Van Milligen and City Attorney Brumwell responded to questions from the City Council following the presentation.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on March 25, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell (attended virtually), 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 public hearing on the proposed Fiscal year 2025 Tax Rate and Dollars.

Mayor Cavanagh stated that a vote was not called on the action item discussed during the 5:15 p.m. special session. City Attorney Brumwell stated that a vote could be forgone due to the minimal significance of the item.

PUBLIC HEARINGS

1. Public Hearing for Proposed Fiscal Year 2025 Tax Rate and Dollars and Taxpayer Statements: Motion by Farber to receive and file the documents and approve the Proposed Fiscal Year 2025 Tax Rate and Dollars. Seconded by Jones. City Manager Van Milligen made a presentation. Clark Schloz, 2925 Burlington St.; and Robin Kennicker, 2929 Elm St., provided input regarding the budget hearing process required by Iowa Code, including annual taxpayer statements and taxing options. City Attorney Brumwell advised the City Council that discussion should only occur on property tax amounts, and that any discussion on department budgets should occur during that department's budget hearing. Mayor Cavanagh stated that the City Council discussed the maximum property tax rate during the March 7, 2024, special session. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:29 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on March 26, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of adopting a resolution regarding the release of historic real estate filings and conducting public hearings on certain Fiscal Year 2025 Department Budgets.

CONSENT ITEMS

Dubuque Racing Association – Request from Lender to clean-up items that remain listed in Abstract – Title Opinion: Motion by Sprank to receive and file the documents and adopt Resolution No. 66-24 Approving the release of Historic Real Estate Filings related to Dubuque Racing Association and Q Casino as they have either been exhausted, satisfied, amended, or superseded by subsequent documents and make creating an abstract and title opinion related to financing improvements intended by Dubuque Racing Association on Chaplain Schmitt Island more cumbersome and difficult and consenting to the removal of such filing from the abstract. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 66-24
APPROVING THE RELEASE OF HISTORIC
REAL ESTATE FILINGS RELATED TO
DUBUQUE RACING ASSOCIATION AND Q
CASINO AS THEY HAVE EITHER BEEN
EXHAUSTED, SATISFIED, AMENDED, OR
SUSPENDED BY SUBSEQUENT DOCU-
MENTS AND MAKE CREATING AN AB-
STRACT AND TITLE OPINION RELATED TO
FINANCING IMPROVEMENTS INTENDED
BY DUBUQUE RACING ASSOCIATION ON
CHAPLAIN SCHMIDT ISLAND MORE CUM-
BERSOME AND DIFFICULT AND CON-
SENTING TO THE REMOVAL OF SUCH FIL-
ING FROM THE ABSTRACT**

Whereas, the city of Dubuque has adopted a Chaplain Schmidt Island Master Plan (hereinafter "Master plan") and has periodically amended the Master Plan; and

Whereas the Master Plan contemplates a number of improvements on Chaplain Schmitt Island; and

Whereas, the city of Dubuque racing association have partnered to initiate a number of the Master Plan identified redevelopment projects on Chaplain Schmidt Island; and

Whereas, as part of the redevelopment of Chaplain Schmidt Island in furtherance of the Master Plan, the City has consented to the financing of projects by Dubuque Racing Association; and

Whereas, the lender of Dubuque Racing Association, MidWestOne bank, has requested that several historic filings related to prior transactions with Q Casino, the Hilton Garden Inn, Houlihan's, and the Dubuque Racing Association, described below, be removed from the abstract of title to the following described real property (the property):

Lot 1 of Chaplain Schmitt Island in the city of Dubuque Iowa, according to the Plat recorded in instrument No. 2023-7679, records of Dubuque County, Iowa as they have been exhausted, satisfied, amended, or suspended by subsequent agreements; and

Whereas the City agrees to facilitate this clean-up in order to streamline redevelopment on Chaplain Schmitt Island and at Q casino.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE IA AS FOLLOWS:

1. The city of Dubuque hereby consents to and deems released, exhausted, amended comma, or superseded the following documents and consents to the removal of the documents from the abstract of title from the Property;

Document Title, Recorded as document, Date Recorded

First Amendment to Assignment of Lease Agreement between Dubuque Rading Association Ltd., as Lessee/borrower and City of Dubuque, Iowa, lessor and American Trust and Savings Bank, 2010-19183, November 23, 2010

Affidavit Regarding Amendment no. 3 to Lease Agreement between the city of Dubuque, Iowa, as lessor and Dubuque Casino Hotel LLC as Lessee, 2005-15840, September 27, 2025

Assignment of Lease Agreement, 2014-6270, June 13, 2014

Assignment and Assumption Agreement, June 13, 2014

Memorandum of Lease Agreement between the city of Dubuque, Landlord, and Dubuque Casino Hotel, L.L.C., as tenant, 2005-12433, August 3, 2025

Landlord's Consent between the city of Dubuque, Iowa, as Landlord, Dubuque Casino Hotel LLC, as Tenant, Dubuque Racing As-

sociation, as Company, American Trust and Savings Bank as Lender, 2014-2672, June 13, 2014.

2. The Mayor is authorized and direct to execute the attached Release on behalf of the city of Dubuque.

3. The City Clerk is authorized and directed to execute and record the Release on behalf of the city of Dubuque

Passed, approved and adopted this 26th day of March 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC HEARINGS

Mayor Cavanagh summarized the public hearing process that previously occurred to set the maximum property tax rate for Fiscal Year 2025 (FY25). City Council Members discussed their options for holding certain improvement package requests for separate discussion. The City Council determined that at least four City Council Members must agree to hold an improvement package request for separate discussion. Mayor Cavanagh stated that he would request feedback from the City Council at the end of each budget hearing special session on any improvement packages to discuss. Final discussion on improvement package requests would occur during the final hearing to adopt the FY25 budget on April 11, 2024. City Council Members also determined that a City Council Member should propose how to offset the additional funding of any improvement packages they would like to recommend.

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. City Attorney's Office Fiscal Year 2025 Budget Presentation: Crenna Brumwell, City Attorney.

2. City Clerk's Office Fiscal Year 2025 Budget Presentation: Adrienne Breitfelder, City Clerk.

3. Public Information Office Fiscal Year 2025 Budget Presentation: Randy Gehl, Public Information Officer and Nikki Rosemeyer, Geographic Information Systems (GIS) Coordinator

4. Human Resources Fiscal Year 2025 Budget Presentation: Shelley Stickfort, Chief Human Resources Officer and Connie Palm, Benefits and Compensation Manager.

5. City Manager's Office Fiscal Year 2025 Budget Presentation: Cori Burbach, Assistant City Manager and Gina Bell, Director of Sustainability.

6. City Council Fiscal Year 2024 Budget Presentation: City Manager Van Milligen.

Staff responded to questions from the City Council following their respective presentations.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:42 p.m.

/s/Adrienne N. Breitfelder, CMC City Clerk

CITY OF DUBUQUE, IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 6:30 p.m. on March 27, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting public hearings on certain Fiscal Year 2025 Department Budgets.

PUBLIC HEARINGS

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. Health Services Fiscal Year 2025 Budget Presentation: Mary Rose Corrigan, Public Health Director and Mark Murphy, Emergency Preparedness Planner/Environmental Sanitarian.

2. Carnegie-Stout Public Library Fiscal Year 2025 Budget Presentation: Nick Rossman, Library Director.

3. Dubuque Regional Airport Fiscal Year 2025 Budget Presentation: Todd Dalsing, Airport Director.

4. Office of Shared Prosperity and Neighborhood Support Fiscal Year 2025 Budget Presentation: Anderson Sainci, Director of the Office of Shared Prosperity and Neighborhood Support; Braden Daniels, Data Analyst; and Temwa Phiri, Community Engagement Coordinator.

5. Office of Equity and Human Rights Fiscal Year 2025 Budget Presentation: Ann Marie Jannette, Equity and Human Rights Specialist.

6. Finance and Budget Fiscal Year 2025 Budget Presentation: Jennifer Larson, Chief Financial Officer and Rose Hoerner, Utility Billing Supervisor.

Staff responded to questions from the City Council following their respective presentations.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:26 p.m.

/s/Adrienne N. Breitfelder, CMC City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on March 28, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Council Member Jones.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting public hearings on certain Fiscal Year 2025 Department Budgets.

PUBLIC HEARINGS

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. Housing & Community Development Fiscal Year 2025 Budget Presentation: Alexis Steger, Director Housing and Community Development; Michael Belmont, Assistant Director of Housing and Community Development; Ben Pothoff, Deputy Code Official; Gina Hodgson, Assisted Housing Supervisor; Mary Bridget Corken Deutsch, Community Development Specialist; Maddy Haverland, Urban Development & Housing Rehabilitation Project Manager; and Nicole Lytle, Housing Grants Program Manager.

Public input was provided by the following individuals: Lynn Sutton, 445 Nevada St.; Karla Shepherd, 2710 Potosi Dr.; Carla Anderson, 1131 Main St.; Shea Miloy, 1349 Locust St.; Gayle Weitz, 1630 Lori Ct; Jaime Izaguirre, 1394 Locust St.; Michael Link, 1190 McGregor Dr., Nino Erba, 180 W. 15th St.; and Evan Hudson, 741.5 W. 3rd St. Public input topics included options for tenants to submit landlord complaints, concerns about rent increases, and requests for more frequent inspections of rental units.

2. Purchase of Services Fiscal Year 2025 Budget Presentation: Mary Bridget Corken Deutsch, Community Development Specialist.

3. Public Works Fiscal Year 2025 Budget Presentation: Arielle Swift, Public Works Director and Ken Miller, Dubuque Metropolitan Area

Solid Waste Agency (DMASWA) Administrator.

Public input was provided by Paul Shultz, 1040 Carmel Dr. regarding equitable fines and fees, expansion of the food scraps program, and representation on the DMASWA Board. Clark Schloz, 2925 Burlington St., provided input on developers' costs for public improvement projects.

4. Economic Development Fiscal Year 2025 Budget Presentation: Jill Connors, Economic Development Director and Bonnie Spurling, Arts & Cultural Affairs Manager.

Staff responded to questions from the City Council following their respective presentations. There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:12 p.m.

/s/Adrienne N. Breittfelder, CMC City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS REGULAR SESSION OFFICIAL

The Dubuque City Council met in regular session at 6:30 p.m. on April 1, 2024, 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

PROCLAMATION(S)

1. Sexual Assault Awareness Month (April 2024) was accepted by Mayor Cavanagh on behalf of the Riverview Center.

2. Community Development Week (April 1-5, 2024) was accepted by Community Development Specialist Mary Bridget Corken Deutsch on behalf of the Housing & Community Development Department.

3. Junior Achievement Day (April 4, 2024) was accepted by Scott Ellerbach on behalf of Junior Achievement of the Heartland.

4. Saint 4 Life Foundation - Fighting Saints Alumni Celebration (April 5 - 6, 2024) was accepted by Council Member Farber and Brooks Bertsch on behalf of the Saint 4 Life Foundation.

5. Dubuque YP Days of Caring (April 26, 2024) was accepted by Water Department Director Christopher Lester on behalf of the Dubuque YP Days of Caring Board.

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 March 18, 2024; Civil Service Commission of March 7, 2024; Equity and Human Rights Commission of February

13, 2024; Historic Preservation Commission of February 15, 2024; Housing Commission of April 25, 2023; Library Board of Trustees of March 23, 2023, April 27, 2023, May 25, 2023, June 22, 2023, July 27, 2023, August 23, 2023, August 24, 2023, September 28, 2023, October 19, 2023, October 26, 2023, and November 16, 2023; Park and Recreation Commission of February 13, 2024; Zoning Advisory Commission Draft Minutes of March 6, 2024 and March 13, 2024; Proof of Publication for City Council Proceedings of March 4, 2024 and March 7, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Deann Bergfeld 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: Deann Bergfeld for vehicle damage; Azariah Martin for vehicle damage; Kirtland Thayer 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. 67-24 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.

**RESOLUTION NO. 67-24
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, IA. 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 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Arts & Cultural Affairs Advisory Commission Special Projects Grant Modification: Upon motion the documents were received, filed, and approved.

6. Resolution Approving the Acquisition of Real Estate Owned by Ace Construction - Dubuque, L.L.C. by Eminent Domain and Establishing the Fair Market Value of the Real Estate: Upon motion the documents were received and filed, and Resolution No. 68-24 Approving the acquisition of real estate owned by Ace Construction-Dubuque, L.L.C. by eminent domain and establishing the fair market value of the real estate was adopted.

**RESOLUTION NO. 68-24
APPROVING THE ACQUISITION OF REAL ESTATE OWNED BY ACE CONSTRUCTION-DUBUQUE, L.L.C. BY EMINENT DOMAIN AND ESTABLISHING THE FAIR MARKET VALUE OF THE REAL ESTATE**

Whereas, Ace Construction-Dubuque, L.L.C. (Ace), is the owner of the real estate legally described as follows:

All that part of Lots 193, 194, 195 and 196 lying North and West of Railroad, subject to Railroad Right of Way, and all in "Map of Eagle Point or Ham's Addition to the City of Dubuque 1854" (commonly known as Ham's Addition) in the City of Dubuque, IA., according to the recorded plat thereof (the Property); and

Whereas, the Property is adjacent to property on which is located one of the City's five water wells which supply potable water to the entire City of Dubuque; and

Whereas, the City must use the property to access the City's sanitary sewer system for maintenance to prevent sanitary sewer backups; and

Whereas, the use of the Property as a construction storage site makes access to the well for testing and repairs very inconvenient, and in the event of the need to replace the well, virtually impossible; and

Whereas, the use of the Property as a construction storage site makes access to the City's sanitary sewer system for maintenance and prevention work very inconvenient; and

Whereas, it is essential for the City to have full access to the well for maintenance and/or replacement; and

Whereas, it is essential for the City to have full access to the sanitary sewer for maintenance; and

Whereas, the City Council finds that it is critical for the City to acquire the Property for such public purpose; and

Whereas, Iowa law requires that the City must make a good faith effort to negotiate with Owner to purchase the Property before proceeding with condemnation; and

Whereas, City may not make an offer to purchase the Property which is less than the fair market value the City Council has established for the Property; and

Whereas, City has caused an appraisal of the Property to be made and the appraised value of the Property is Nineteen Thousand Dollars (\$19,000.00); and

Whereas, the City Council now desires to establish a fair market value of the Property and to authorize acquisition of the Property by eminent domain is necessary.

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

Section 1. The fair market value of the Property is hereby established to be Nineteen Thousand Dollars (\$19,000.00).

Section 2. The City Council hereby authorizes the acquisition of the Property by eminent domain if necessary.

Section 3. The City Attorney is hereby authorized to take such action as is necessary to acquire the Property as provided by law including acquisition of the Property by eminent domain.

Passed, approved and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Greater Dubuque Development Corporation's Distinctively Dubuque Brochure: Upon motion the documents were received and filed.

8. Acceptance of a Grant of Public Utility Easement and Dedications of Right of Way across Dubuque Community School District Property as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project: Upon motion the documents were received and filed, and Resolution No. 69-24 Accepting a Grant of Public Utility Easement and Dedications of Right of Way along Althausen Street and Eagle Street as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project, in the City of Dubuque, IA. was adopted.

RESOLUTION NO. 69-24

ACCEPTING A GRANT OF PUBLIC UTILITY EASEMENT AND DEDICATIONS OF RIGHT OF WAY ALONG ALTHAUSER STREET AND EAGLE STREET AS PART OF THE ALTHAUSER STREET WATERMAIN AND SANITARY SEWER RECONSTRUCTION PROJECT, IN THE CITY OF DUBUQUE, IA.

Whereas, as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project, certain rights of way and easement acquisitions are necessary for the future ownership and maintenance of the existing and proposed public utilities along Althausen Street and Eagle Street; and

Whereas, certain areas of existing public sidewalk and associated curb ramps in the project area are located within property owned by Dubuque Community School District along Althausen Street and Eagle Street and by City standards should be located within a public street right of way; and

Whereas, the City of Dubuque (City) and the Dubuque Community School District (DCSD) have agreed that the right of way and easement acquisitions are necessary for the construction project, long-term maintenance of the public utilities, and to ensure that the public sidewalks are located within public street rights of way; and

Whereas, per Resolution 2-24, the City approved a Purchase Agreement, with DCSD for the right of way and easement acquisitions associated with the project; and

Whereas, DCSD has executed a Grant of Public Utility Easement through, under and across Part of Lot 6 of Althausen's Subdivision of Lot 2 of Lot 1 and Part of Lot 1 of Lot 1 of Mineral Lot Number 474, Located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 89 North, Range 2 East of the 5th P.M., City of Dubuque, Dubuque County, IA.; and

Whereas, there has been presented to the City Council of the City of Dubuque, IA.,

Acquisition Plats dated February 15, 2024 prepared by MSA describing Parcel 1-F Being a Part of Lot 1 of Althausers Subdivision and Part of the Alley Vacated in Book A2, Page 552 and Part of Lot 2 of the Subdivision of Mineral Lot Number 472 and Part of Lot 33 of Taylor and Cooley's Subdivision of a Part of Mineral Lot No. 472, in the City of Dubuque, IA. and describing Parcel 2-F Being a Part of Lots 1-9 of Althausers Subdivision, in the City of Dubuque, IA.; and

Whereas, said plats conform to the laws and statutes pertaining thereto; and

Whereas, upon said plats appear Parcels 1-F and 2-F, which DCSD by said plat has dedicated to the public forever.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Public Utility Easement through, under and across Part of Lot 6 of Althausers Subdivision of Lot 2 of Lot 1 and Part of Lot 1 of Lot 1 of Mineral Lot Number 474, Located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 89 North, Range 2 East of the 5th P.M., City of Dubuque, Dubuque County, IA. from DCSD, a copy of which is attached hereto.

Section 2. That the plats dated February 15, 2024, prepared by MSA and describing Parcels 1-F and 2-F, relative to the real estate hereinabove described be and the same are hereby approved, and the Mayor and City Clerk be and they are hereby authorized and directed to execute said plats and on behalf of the City of Dubuque, IA.

Section 3. That the dedications of said Parcels 1-F and 2-F, of Right of Way for street and utility purposes, as appears on said Acquisition Plats, be and the same are hereby accepted.

Section 4. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 5. That the City Clerk be and is hereby authorized and directed to file said easement and plats and certified copy of this resolution in the office of the Recorder, in and for Dubuque County, IA.

Passed, approved and adopted this 1st of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

9. 2023 Maintenance Dredging Project: Acceptance of Public Improvement Construction Contract - Project Number: 5546000001-304-67990 Harbor Area Dredging: Upon motion the documents were received and filed,

and Resolution No. 70-24 Accepting the 2023 Maintenance Dredging Project and Authorizing Final Payment to the Contractor was adopted.

**RESOLUTION NO. 70-24
ACCEPTING THE 2023 MAINTENANCE
DREDGING PROJECT AND AUTHORIZING
FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the public improvement contract for the 2023 Maintenance Dredging Project, (the Project) has been completed by the Contractor, Newt Marine Service of Dubuque Iowa (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$546,823.00; and

Whereas, the Contractor has previously been paid \$519,581.85, leaving a credit refund balance of \$27,341.15; 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, IA.:

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 pay the Contractor for the balance of the retainage of \$27,341.15 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 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. Acceptance of Quit Claim Deed from Iowa Department of Transportation Lot A, Lot 4, and Lot 5 of Weber Acres 2nd Addition: Upon motion the documents were received and filed, and Resolution No. 71-24 Accepting Quit Claim Deed from State of Iowa, Iowa Department of Transportation for Lot A, Lot 4, and Lot 5 of Weber Acres 2nd Addition, Dubuque County, IA. was adopted.

**RESOLUTION NO. 71-24
ACCEPTING QUIT CLAIM DEED FROM
STATE OF IOWA, IOWA DEPARTMENT OF
TRANSPORTATION FOR LOT A, LOT 4,
AND LOT 5 OF WEBER ACRES 2ND ADDI-
TION, DUBUQUE COUNTY, IA.**

Whereas, the State of Iowa, Iowa Department of Transportation are the owners of the property legally described as:

Lot A of Weber Acres 2nd Addition, Dubuque County, IA., according to the recorded plat thereof; and

Lot 4 of Weber Acres 2nd Addition, Dubuque County, IA., according to the recorded plat thereof; and

Lot 5 of Weber Acres 2nd Addition, Dubuque County, IA., according to the recorded plat thereof; and

Whereas, Lot A of Weber Acres 2nd Addition was platted as public road right-of-way for the Westside Drive frontage road as shown on the final subdivision plat of Weber Acres 2nd Addition filed as instrument number 2023-00011060 in the Office of the Dubuque County Recorder; and

Whereas, Lot 4 of Weber Acres 2nd Addition was identified as an excess remnant property and will retain a 60-foot ingress / egress easement for the private drive Westside Court as shown on the final subdivision plat of Weber Acres 2nd Addition filed as instrument number 2023-00011060 in the Office of the Dubuque County Recorder; and

Whereas, Lot 5 of Weber Acres 2nd Addition was identified as an excess remnant property as shown on the final subdivision plat of Weber Acres 2nd Addition filed as instrument number 2023-00011060 in the Office of the Dubuque County Recorder; and

Whereas, the State of Iowa, Iowa Department of Transportation has executed the attached Quit Claim Deed conveying their interest in Lot A, Lot 4, and Lot 5 of Weber Acres 2nd Addition, Dubuque County, IA. as filed as instrument number 2024-00001594 in the Office of the Dubuque County Recorder.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts, and consents to the Quit Claim Deed from State of Iowa, Iowa Department of Transportation, copies of which are attached hereto, as required by Iowa Code Section 569.7.

Section 2. The City Clerk is hereby authorized to and directed to record this resolution with the Dubuque County Recorder.

Passed, approved, and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Acceptance of Quit Claim Deed from Iowa Department of Transportation Lot B ISAAC Hanna 2nd Addition: Upon motion the documents were received and filed, and Resolution No. 72-24 Accepting Quit Claim Deed from State of Iowa, Iowa Department of Transportation for Lot B Isaac Hanna 2nd Addition, Dubuque County, IA. was adopted.

RESOLUTION NO. 72-24
ACCEPTING QUIT CLAIM DEED FROM
STATE OF IOWA, IOWA DEPARTMENT OF

TRANSPORTATION FOR LOT B ISAAC HANNA 2ND ADDITION, DUBUQUE COUNTY, IA.

Whereas, the State of Iowa, Iowa Department of Transportation are the owners of the property legally described as:

Lot B ISAAC Hanna 2nd Addition, Dubuque County, IA., according to the recorded plat thereof; and

Whereas, Lot B ISAAC Hanna 2nd Addition was platted as public road right-of-way for the segment of Old Highway Road, north of the US Highway 20 - Old Highway Road intersection as shown on the final subdivision plat of ISAAC Hanna 2nd Addition filed as instrument number 2023-00011059 in the Office of the Dubuque County Recorder; and

Whereas, the State of Iowa, Iowa Department of Transportation has executed the attached Quit Claim Deed conveying their interest in Lot B ISAAC Hanna 2nd Addition, Dubuque County, IA. as filed as instrument number 2024-00001593 in the Office of the Dubuque County Recorder.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts, and consents to the Quit Claim Deed from State of Iowa, Iowa Department of Transportation, copies of which are attached hereto, as required by Iowa Code Section 569.7.

Section 2. The City Clerk is hereby authorized to and directed to record this resolution with the Dubuque County Recorder.

Passed, approved, and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

12. Request to post Request for Proposal to update the Unified Development Code: Upon motion the documents were received, filed, and approved.

13. Suspension of Iowa Talent Bank Pilot Program for City Boards and Commissions: Correspondence from Kimberly Baxter, Human Rights Advocacy Chief for the Iowa Department of Health and Human Services, regarding the suspension of the Iowa Talent Bank Pilot Program for City Boards and Commissions. Upon motion the documents were received and filed.

14. Signed Contract(s): J&R Supply, Inc. for the Ring & Lids - Metal Supply Project; Origin Design Co. for the Kerper Boulevard Lift Station Replacement; UPS Technologies for Odor Abatement Analysis. Upon motion the documents were received and filed.

15. 3000 Jackson Dubuque Brewing and Malting Project Update: Upon motion the documents were received and filed.

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 Wethal. Motion carried 7-0.

1. Dubuque Racing Association Lease: Dubuque Racing Association Phase 2 Financing, Amended Leasehold Mortgage: Upon motion the documents were received and filed and Resolution No. 73-24 Intent to dispose of an interest in real property through an amendment to the existing lease agreement with the Dubuque Racing Association, LTD. and approving an amendment to the leasehold mortgage between the Dubuque Racing Association, LTD and MidWestOne Bank was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 9, 2024 in the Historic Federal Building.

RESOLUTION NO. 73-24 INTENT TO DISPOSE OF AN INTEREST IN REAL PROPERTY THROUGH AN AMEND- MENT TO THE EXISTING LEASE AGREE- MENT WITH THE DUBUQUE RACING AS- SOCIATION, LTD. AND APPROVING AN AMENDMENT TO THE LEASEHOLD MORTGAGE BETWEEN THE DUBUQUE RACING ASSOCIATION, LTD AND MID- WESTONE BANK

Whereas, the City of Dubuque, IA. (City) is the owner of the real property legally described as

Lot 1 of Chaplain Schmitt Island in the City of Dubuque, IA., according to the Plat recorded as Instrument #2023-7679, records of Dubuque County, IA. (the Property); and

Whereas, the Property is subject to a Lease Agreement between City and the Dubuque Racing Association (DRA); and

Whereas, the parties now desire to amend provision 12 of the Lease Agreement; and

Whereas, the DRA is in progress with an \$83 million construction project which requires financing with a lending institution; and

Whereas, the City has previously consented to the overall construction project and Phase 1 financing of the improvements through a Leasehold Mortgage between the DRA and MidWestOne Bank; and

Whereas, the DRA seeks City consent to an amendment to its Leasehold Mortgage with MidWestOne Bank for Phase 2 of its financing of the improvements; and

Whereas, the City Council believes it is in the best interests of the City to approve the

Amendment to its Lease Agreement with the DRA and

Whereas, THE City Council believes it is in the best interests of the City to consent to amended Leasehold Mortgage between the DRA and MidWestOne Bank for Phase 2 of the DRA's financing of the improvements.

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

Section 1. The City Council intends to dispose of City's interest in the foregoing-described real property pursuant to:

- An Amendment to its Lease Agreement with the DRA, and
- Consent to an amendment to the Leasehold Mortgage between the DRA and MidWestOne Bank for the financing of Phase 2 of the improvements by the DRA.

Section 2. The City Clerk is hereby authorized and directed to cause this Resolution and a Notice to be published as prescribed by Iowa Code §364.7 of a public hearing on City's intent to dispose of the foregoing-described real property, to be held on the 9th day of April 2024, at 6:30 o'clock p.m. in the City Council Chambers at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.

Passed, approved and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

2. 2024 Maintenance Dredging Project No. 1: Initiate Public Improvement Bidding Process: Upon motion the documents were received and filed and Resolution No. 74-24 2024 Maintenance Dredging Project No. 1: 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 15, 2024 in the Historic Federal Building.

RESOLUTION NO. 74-24 2024 MAINTENANCE DREDGING PROJECT NO. 1, PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CON- TRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for

the 2023 Maintenance Dredging Project in the estimated amount \$317,500.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 15th day of April, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The 2024 Maintenance Dredging Project No. 1 is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 25th day of April 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 6th day of May 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Civil Service Commission: Mayor Cavanagh selected applicant Carla Heathcote, 2529 Stafford St., for appointment to the 4-Year term through April 6, 2028 (Expiring term

of Heathcote). Vote on appointment will occur at the May 6, 2024, City Council Meeting. This commission is subject to the State of Iowa Gender Balance Law, §69.16A. 3 Commissioners total; currently 2 males /0 females.

PUBLIC HEARINGS

1. Hold Public Hearing and approve the Revised Administrative Plan for the Housing Choice Voucher Program: Motion by Jones to receive and file the documents and adopt Resolution No. 75-24 Approving the revision of the Public Housing Authority (PHA) Administrative Plan for the Housing Choice Voucher Program. Seconded by Sprank. Motion carried 7-0.

RESOLUTION NO. 75-24

APPROVING THE REVISION OF THE PUBLIC HOUSING AUTHORITY (PHA) ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM

Whereas, the City of Dubuque is designated as a Public Housing Authority; and

Whereas, the City of Dubuque maintains a comprehensive Public Housing Authority Administrative Plan; and

Whereas, the City of Dubuque desires to revise said Public Housing Authority Administrative Plan; and

Whereas, the Housing Commission held several public meetings to review each Chapter revisions of the plan from January 2024 through April 2024; and

Whereas, on January 23, 2024, the Housing Commission approved and recommended City Council adoption of the revised Administrative Plan; and

Whereas, the Resident Advisory Board convened on February 28, 2024, to review changes and accept the revised Administrative Plan; and

Whereas, the Housing & Community Development Department will submit the revised Administrative Plan to the U.S. Department of Housing & Urban Development for final approval, after City Council approval.

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

Section 1. The Public Housing Authority (PHA) has revised the Administrative Plan for the Housing Choice Voucher Program, and the City Council has approved all revisions to the Public Housing Authority Administrative Plan for the Housing Choice Voucher Program.

Section 2. The City Council has approved the revision to the Public Housing Authority Administrative Plan for the Housing Choice Voucher Program.

Section 3. The Housing & Community Development Director is hereby directed to

submit the revised Public Housing Authority Administrative plan to the U.S. Department of Housing and Urban Development as required.

Passed, approved and adopted this 1st day of April 2024.

Brad M Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

2. Submission of Annual Public Housing Agency (PHA) Plan – Federal Fiscal Year 2024 (PHA Fiscal Year 2025) Annual Plan: Motion by Roussell to receive and file the documents and adopt Resolution No. 76-24 Authorizing the Mayor to execute the Certification by State or Local Office of Public Housing Agency (PHA) Plan's consistency with the Consolidated Plan and approval of the PHA 2024 Annual Plan. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 76-24
AUTHORIZING THE MAYOR TO EXECUTE
THE CERTIFICATION BY STATE OR LOCAL
OFFICE OF PUBLIC HOUSING AGENCY
(PHA) PLAN'S CONSISTENCY WITH THE
CONSOLIDATED PLAN AND APPROVAL
OF THE PHA 2024 ANNUAL PLAN**

Whereas, the U.S. Department of Housing and Urban Development requires submission of the Public Housing Agency (PHA) Plan on an annual basis; and

Whereas, the U.S. Department of Housing and Urban Development requires Certification of the PHA Plan's Consistency with the Consolidated Plan; and

Whereas, the Housing commission held a public meeting to review the Annual Plan on January 23, 2024; and

Whereas, the Resident Advisory Board held a public meeting to review the Annual Plan on February 28, 2024; and

Whereas, the City Council held a public hearing to receive comment on the proposed Public Housing Authority Fiscal Year 2024 Annual Plan on April 1, 2024.

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 PHA Federal Fiscal Year 2024 Annual Plan's Consistency with the Consolidated Plan; and

Section 2: That the Director of Housing and Community Development is hereby authorized to submit the PHA Annual Plan, and the Certification as required by the U.S. Department of Housing and Urban Development.

Passed, approved and adopted this 1st day of April 2024.

Brad M Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

3. Resolution Approving a Development Agreement by and between City of Dubuque and CBDC, LLC: Motion by Jones to receive and file the documents and adopt Resolution No. 77-24 Approving a Development Agreement by and between the City of Dubuque, IA. and CBDC, LLC, including the issuance of Urban Tax Increment Revenue Obligations. Seconded by Farber. City Council Members expressed enthusiasm for the agreement. Motion carried 7-0.

**RESOLUTION NO. 77-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND CBDC, LLC, INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, CBDC, LLC owns or will own the property legally described as follows:

Lot 625, Lot 626, and Lot 627, in the City of Dubuque, IA., according to the recorded deed instrument number 2023-00001758 thereof; locally known as 781 Locust Street; and Lot 1 of Dubuque Art Plaza according to the plat recorded on the 11th day of March 2024, Instrument No. 2024-00001914 (the Property); and

Whereas, the City Council, by Resolution No. 64-24, dated March 18, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and CBDC, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on April 1, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by CBDC, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and between the City of Dubuque, IA., and CBDC, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development 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 Development Agreement as herein approved.

Passed, approved and adopted this 1st day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. Canadian Pacific Kansas City Limited Railroad Request to Close 15th Street Railroad Crossing: Motion by Jones to receive and file the documents and schedule a discussion by the City Council on closing the 15th Street railroad crossing for the June 3, 2024, City Council Meeting. Seconded by Sprank. City Manager Van Milligen confirmed that the request before the City Council was verifying if they would like city staff to conduct research on the potential closure, with information shared at the June 3rd meeting. City Council Members expressed support for additional information. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Farber reported on attending a NAMI Dubuque event.

Council Member Resnick reported on the Jule Bus advertisements by McCullough Creative.

Council Member Wethal reported on attending a Travel Dubuque Outreach Committee meeting.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:12 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Farber. 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 7:47 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:47 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 6:30 p.m. on April 2, 2024, 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.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting public hearings on certain Fiscal Year 2025 Department Budgets.

PUBLIC HEARINGS

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. Leisure Services Director Marie Ware made introductory remarks on behalf of the Leisure Services Department.

a. Parks Fiscal Year 2025 Budget Presentation: Steve Fehsal, Park Division Manager. Jim Meader, 2283 White St., provided input on the city's Pet Park and suggested an additional pet park.

b. Recreation Fiscal Year 2025 Budget Presentation: Dan Kroger, Recreation Division Manager.

c. Office of Community Impact Fiscal Year 2025 Budget Presentation: Heather Satterly, Community Impact Director.

d. Multicultural Family Center (MFC) Fiscal Year 2025 Budget Presentation: Antonio Mouzon, Multicultural Family Center Director.

e. MFC Board Member Marlene Woller, 13322 Sherrill Rd., provided input on Mr. Mouzon's leadership at the MFC.

Staff responded to questions from the City Council following their respective presentations.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:07 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on April 4, 2024, 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.

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 on the Fiscal Year 2025 City Budget conducting public hearings on certain Fiscal Year 2025 Department Budgets.

ITEMS SET FOR PUBLIC HEARING

Set Public Hearing on FY 2025 City Budget: Motion by Jones to receive and file the documents, adopt Resolution No. 78-24 Setting the Date for the Public Hearing on the Fiscal Year 2025 Budget; and Resolution No. 79-24 Setting the Date for the Public Hearing on the Five-Year Capital Improvement Program for Fiscal Years 2025 Through 2029 for the City of Dubuque for the City of Dubuque, and set the public hearings for April 15, 2024 for a meeting to commence at 6:30 p.m. in the Historic Federal Building. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 78-24
SETTING THE DATE FOR THE PUBLIC
HEARING ON THE FISCAL YEAR 2025
BUDGET FOR THE CITY OF DUBUQUE**

Whereas, Iowa Code Section 384.16 provides that the City Council shall set a time and place for a public hearing on the Fiscal Year 2025 budget before the final budget certification date and shall publish notice before the hearing as provided in Iowa Code Section 384.16.

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

Section 1. That the City Council shall conduct a public hearing on the proposed Fiscal Year 2025 budget for the City of Dubuque in the City Council Chambers and virtually on Monday, April 15, 2024, beginning at 6:30 p.m.

Passed, approved and adopted this 4th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 79-24
SETTING THE DATE FOR THE PUBLIC
HEARING ON THE FIVE-YEAR CAPITAL
IMPROVEMENT PROGRAM FOR FISCAL
YEARS 2025 THROUGH 2029 FOR THE
CITY OF DUBUQUE**

Whereas, a proposed Five-Year Capital Improvement Program for the City of Dubuque for Fiscal Years 2025 through 2029 has been prepared and submitted to the City Council; and

Whereas, the capital projects for the first year of the program are included in the Fiscal Year 2025 budget for the City of Dubuque; and

Whereas, it is deemed to be in the best interest of the City of Dubuque to conduct a public hearing and adopt the five-year Capital Improvement Program simultaneously with the public hearing and adoption of the Fiscal Year 2025 budget for the City of Dubuque.

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

Section 1. That the City Council shall conduct a public hearing on the five-year Capital Improvement Program for Fiscal Years 2025 through 2029 in the City Council Chambers and virtually on Monday, April 15, 2024, beginning at 6:30 p.m.

Passed, approved and adopted this 4th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

PUBLIC HEARINGS

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. Emergency Management Fiscal Year 2025 Budget Presentation: Tom Berger, Emergency Management Director.

2. Emergency Communications Fiscal Year 2025 Budget Presentation: Jessica George-Rethwisch, Emergency Communications Director.

3. Police Fiscal Year 2025 Budget Presentation: Jeremy Jensen, Police Chief and Joe Messerich, Assistant Police Chief.

4. Fire Fiscal Year 2025 Budget Presentation: Amy Scheller, Fire Chief and Josh Knepfer, Assistant Fire Chief.

Staff responded to questions from the City Council following their respective presentations.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:51 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on April 8, 2024, 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.

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

ACTION ITEMS

1. Reschedule Work Session: Motion by Roussell to receive and file the documents and reschedule the City Prevention and Response to an Active Aggressor Situation Work Session from April 15, 2024, at 5:15 p.m. to June 3, 2024, at 5:15 p.m. Seconded by Jones. Motion carried 7-0.

PUBLIC HEARINGS

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

1. Information Technology Fiscal Year 2025 Budget Presentation: Chris Kohlmann, Chief Information Officer.

2. Water Fiscal Year 2025 Budget Presentation: Christopher Lester, Water Department Director.

3. Water & Resource Recovery Center Fiscal Year 2025 Budget Presentation: Deron Muehring, Water & Resource Recovery Center Director.

4. Planning Fiscal Year 2025 Budget Presentation: Wally Wernimont, Planning Services Director.

Staff responded to questions from the City Council following their respective presentations.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:33 p.m.

/s/Trish Gleason, Assistant City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on April 9, 2024, 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.

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

CONSENT ITEMS

1. Dubuque Racing Association – Financing Documents: Motion by Jones to receive and file the documents involved in the Dubuque Racing Association's (DRA) financing of the improvement projects planned for Chaplain Schmitt Island. Seconded by Sprank. Motion carried 7-0.

PUBLIC HEARINGS

1. Dubuque Racing Association Lease: Dubuque Racing Association Phase 2 Financing, Amended Leasehold Mortgage: Motion by Jones to receive and file the documents and adopt Resolution No. 80-24 Disposing of an interest in real property through an amendment to the existing lease agreement with Dubuque Racing Association, LTD. and approving an amendment to the leasehold mortgage between Dubuque Racing Association, LTD and MidWestOne Bank. Seconded by Wethal. City Attorney Crenna Brumwell provided a brief overview of the project. Alex Dixon, President and CEO of the Dubuque Racing Association, also spoke about the project. Responding to a question from Council Member Farber about recusal from the vote, City Attorney Brumwell advised that Ms. Farber may vote if there was no personal financial gain from the project, but Ms. Farber must decide whether to vote. Ms. Farber announced that she would recuse herself from the vote. Motion carried 6-0 with Farber abstained.

**RESOLUTION NO. 80-24
DISPOSING OF AN INTEREST IN REAL
PROPERTY THROUGH AN AMENDMENT
TO THE EXISTING LEASE AGREEMENT
WITH DUBUQUE RACING ASSOCIATION,**

LTD. AND APPROVING AN AMENDMENT TO THE LEASEHOLD MORTGAGE BETWEEN DUBUQUE RACING ASSOCIATION, LTD AND MIDWESTONE BANK

Whereas, the City Council, by Resolution No. 73-24, dated April 1, 2024, declared its intent to dispose of a City interest in real property legally described as:

Lot 1 of Chaplain Schmitt Island in the City of Dubuque, IA., according to the Plat recorded as Instrument #2023-7679, records of Dubuque County, IA. (the Property); and

Whereas, pursuant to published notice, a public hearing was held on the proposed disposition on April 9, 2024, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.; and

Whereas, it is the determination of the City Council that approval of the amendment to Section 12 of its Lease Agreement with Dubuque Racing Association, Ltd. (DRA) is in the public interest of the City of Dubuque; and

Whereas, it is the determination of the City Council that consent to an amendment to the Leasehold Mortgage between the DRA and MidWestOne Bank for financing of the DRA's financing of Phase 2 improvements is in the public interest of the City of Dubuque.

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

Section 1. The City Council disposes of City's interest in the foregoing-described real property pursuant to:

- An Amendment to its Lease Agreement with the DRA and
- Consent to an amendment to the Leasehold Mortgage between the DRA and MidWestOne Bank for the financing of Phase 2 of the improvements by the DRA.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute both the Amendment to the City's Lease Agreement with the DRA and the consent to the Amendment to the Leasehold Mortgage between the DRA and MidWestOne Bank.

Section 3. The City Clerk is hereby authorized and directed to cause said Amendment to the Lease Agreement and the consent to the amendment of the Leasehold Mortgage to be delivered to the City Attorney's Office, together with a certified copy of the Resolution.

Passed, approved and adopted this 9th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

Fiscal Year 2025 City department budgets were presented by staff from the following departments:

2. Five Flags Center Fiscal Year 2025 Budget Presentation: Leisure Services Director Marie Ware.

3. Grand River Center Fiscal Year 2025 Budget Presentation: Leisure Services Director Marie Ware.

4. ImOn Ice Arena Fiscal Year 2025 Budget Presentation: Leisure Services Director Marie Ware.

5. Transportation Services Fiscal Year 2025 Budget Presentation: Transportation Services Director Ryan Knuckey.

Public input was provided by Greg Orwoll, Executive Director for DuRide Inc., who spoke regarding services that DuRide offers the community and the services provided by the city.

6. Engineering Fiscal Year 2025 Budget Presentation: City Engineer Gus Psihoyos, Civil Engineer II Maxwell O'Brien, Traffic Engineer Justine Hull, and Project Manager Steve Sampson Brown.

Staff responded to questions from the City Council following their respective presentations.

CLOSED SESSION

Motion by Jones to convene in closed session at 10:18 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1),(j) Code of Iowa. Seconded by Wethal. 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 11:36 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 11:37 p.m.

/s/Trish Gleason, Assistant City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on April 15, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick (participated virtually; arrived at 6:49 p.m.), 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

PRESENTATION(S)

1. Permanent Part-Time Team Member of the Year Recognition: Recreation Division Manager Dan Kroger introduced Iowa Parks and Recreation Association Representative Geoff Hubbard. Mr. Hubbard virtually recognized Susan Stopplemoor, a part-time employee in the City of Dubuque Leisure Services Department, for receiving the Iowa Parks and Recreation Association's Permanent Part-Time Team Member of the Year Award.

PROCLAMATION(S)

1. Arbor Day (April 26, 2024) was accepted by Steve Pregler on behalf of Dubuque Trees Forever.

CONSENT ITEMS

Mayor Cavanagh requested Item No. 11 be held for separate discussion. Council Member Roussell requested Item No. 13 be held for separate discussion and announced she would abstain from voting on the item due to her board service with Dubuque Trees Forever. Motion by Farber to receive and file the documents and adopt the resolutions except for Item Nos. 11 and 13. Point of Order by Cavanagh that the suggested disposition for some consent items includes to dispose of as indicated. Motion amended by Farber to include dispose of as indicated. Seconded by Sprank. Motion carried 6-0 with Resnick absent.

1. Minutes and Reports Submitted: Airport Commission of February 27, 2024; City Council Proceedings of March 25, 26, 27, 28 and April 1, 2, and 4 2024; Community Development Advisory Commission of January 17, 2024; Equity and Human Rights Commission of March 12, 2024; Resilient Community Advisory Commission of January 11, 2024; Zoning Advisory Commission Draft Minutes of April 3, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Cummer Masonry Inc. for vehicle damage; Progressive Northern Insurance Company A/S/O John Klauer for vehicle damage; Cassidy Loffa 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: Cummer Masonry 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. 81-24 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.

**RESOLUTION NO. 81-24
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, IA. 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 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

5. Letter of Support for Canadian and Iowa Northern Railway Integration: City Manager provided a copy of a letter of support on behalf of the City of Dubuque in support of the Canadian and Iowa Northern Railway Integration. Upon motion the documents were received, filed, and approved.

6. Pledge Agreement for an Iowa Partners for Conservation Grant: Upon motion the documents were received and filed, and Resolution No. 82-24 Pledging Support and up to \$25,000 In-Kind local matching funds for the Dubuque Soil & Water Conservation District's Application for a \$825,000 U.S. Department of Agriculture Natural Resource Conservation Service Iowa Partners for Conservation Grant was adopted.

**RESOLUTION NO. 82-24
PLEDGING SUPPORT AND UP TO \$25,000
IN-KIND LOCAL MATCHING FUNDS FOR
THE DUBUQUE SOIL AND WATER CON-
SERVATION DISTRICT'S APPLICATION
FOR A \$825,000 U.S. DEPARTMENT OF
AGRICULTURE NATURAL RESOURCE
CONSERVATION SERVICE IOWA PART-
NERS FOR CONSERVATION GRANT**

Whereas, the City of Dubuque is party to the Agreement creating the Dubuque Soil and Water Conservation District (DSWCD); and Whereas, the City Council adopted Resolution 102-12 authorizing an agreement with the DSWCD to create the Catfish Creek Watershed Management Authority; and

Whereas, the DSWCD is submitting an application for US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Iowa Partners for Conservation (IPC) grant in the amount of \$825,000; and

Whereas, the scope of the grant-funded project includes watershed based nutrient reduction efforts that would benefit the Catfish Creek watershed; and

Whereas, the DSWCD has identified the City of Dubuque as a project partner and the City of Dubuque will benefit from the project partnership.

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

Section 1. Pledges an in-kind local match contribution of \$5,000 per year for a total of \$25,000, if in fact, the DSWCD is awarded the USDA NRCS IPC grant.

Section 2. Authorizes the Mayor to sign a pledge agreement in support of the DSWCD grant application.

Passed, adopted, and approved this 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

7. City Clerk's Office Promotion of Civic Engagement at the Multicultural Family Center's Teen Career Fair: Upon motion the documents were received and filed.

8. Recommended Sculptures for 2024-25 Art on the River Rotating Public Art Exhibition: Upon motion the documents were received, filed, and approved.

9. alltogetherdubuque.com Website Produced Through the Iowa Department of Cultural Affairs' Iowa Arts & Culture Marketing Grant: Upon motion the documents were received and filed.

10. Updated Version of Creating Housing Opportunities Brochure: Upon motion the documents were received and filed.

11. 3000 Jackson Dubuque Brewing and Malting Building Update: Motion by Sprank to receive and file the documents. Seconded by Wethal. Assistant Housing & Community Development Director Micheal Belmont provided the current demolition schedule. City Council Members emphasized the need for the demolition to occur on schedule. Motion carried 6-0 with Council Member Resnick absent.

12. Bloomberg Youth Climate Action Grant Award: Upon motion the documents were received, filed, and approved.

13. Sustainable Dubuque Grant Recommendation: Motion by Jones to receive and file the documents and adopt Resolution No. 83-24 Awarding Sustainable Dubuque Grant to the Boys and Girl Club of Greater Dubuque; Resolution No. 84-24 Awarding Sustainable Dubuque Grant to Jessica Paisley; Resolution No. 85-24 Awarding Sustainable Dubuque Grant to Mississippi River Revival, DBQ, Inc.; Resolution No. 86-24 Awarding Sustainable Dubuque Grant to the Oak View Group; Resolution No. 87-24 Awarding Sustainable Dubuque Grant to ReEvolution Farms; Resolution No. 88-24 Awarding Sustainable Dubuque Grant to St. Marks Youth Enrichment; and Resolution No. 89-24 Awarding Sustainable Dubuque Grant to Dubuque Trees Forever. Seconded by Farber. Council Member Resnick virtually joined the meeting during the vote. Motion carried 6-0 with Roussell abstained.

**RESOLUTION NO. 83-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO THE BOYS AND GIRL CLUB OF
GREATER DUBUQUE**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and

- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by

adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall create a sustainable garden; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to the Boys and Girl Club of Greater Dubuque.

Section 2. The City Manager or his designee shall enter into a grant agreement with the Boys and Girl Club of Greater Dubuque and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 84-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO JESSICA PAISLEY**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community

engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall host a sustainable fashion show; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Jessica Paisley.

Section 2. The City Manager or his designee shall enter into a grant agreement with Jessica Paisley and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 85-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO MISSISSIPPI RIVER REVIVAL,
DBQ, INC.**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals

about potential emission and cost- saving options,

- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall host and market a mid-week market featuring local products; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Mississippi River Revival, DBQ, INC.

Section 2. The City Manager or his designee shall enter into a grant agreement with Mississippi River Revival, DBQ, INC. and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

RESOLUTION NO. 86-24

AWARDING SUSTAINABLE DUBUQUE GRANT TO THE OAK VIEW GROUP

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost- saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability,

partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall create a microgreens growing system and provide locally grown food for events; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to the Oak View Group.

Section 2. The City Manager or his designee shall enter into a grant agreement with the Oak View Group and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 87-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO REEVOLUTION FARMS**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort

to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall use sustainable weed management and make prairie enhancements; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Reeolution Farms.

Section 2. The City Manager or his designee shall enter into a grant agreement with Reeolution Farms and shall ensure compliance with the grant agreement pursuant to

Iowa Code and the grant award requirements.
Passed, approved and adopted this 15th
day of April 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

RESOLUTION NO. 88-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO ST. MARKS YOUTH ENRICH-
MENT

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall provide apples for students; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to St. Marks Youth Enrichment.

Section 2. The City Manager or his designee shall enter into a grant agreement with St. Marks Youth Enrichment and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

RESOLUTION NO. 89-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO DUBUQUE TREES FOREVER

Whereas, the City Council adopts goals on an annual basis; and WHEREAS, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, the 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2022 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall create a community orchard in a food desert; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Dubuque

Trees Forever.

Section 2. The City Manager or his designee shall enter into a grant agreement with Dubuque Trees Forever and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

14. Cities Forward Initiative Charter of Cooperation with Hermosillo, Mexico: Upon motion the documents were received, filed, and approved.

15. Approve Jeffris Foundation Grant Application Submission and Authorize City Manager to Execute Grant Agreement and Contract for a Historic Structure Report for Eagle Point Park: Upon motion the documents were received and filed, and Resolution No. 90-24 Authorizing the City Manager to execute an application for Jeffris Foundation Jeffris Heartland Fund Grant and authorizing the Leisure Services Director and the City Manager to approve the application was adopted.

RESOLUTION NO. 90-24

AUTHORIZING THE CITY MANAGER TO EXECUTE AN APPLICATION FOR JEFFRIES FOUNDATION JEFFRIS HEARTLAND FUND GRANT AND AUTHORIZING THE LEISURE SERVICES DIRECTOR AND THE CITY MANAGER TO APPROVE THE APPLICATION

Whereas, the City of Dubuque wishes to find matching funds for already budgeted funds to complete a historic structures report for Eagle Point Park; and

Whereas, the City of Dubuque proposes to apply for funding through the Jeffries Foundation.

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

Section 1. That the City Manager hereby is authorized and directed to submit an application for the Eagle Point Park Historic Structures Assessment on behalf of the City of Dubuque.

Section 2. That the Leisure Services Director and the City Manager are hereby authorized to approve the application that is submitted to Jeffries Foundation.

Section 3. That the City Manager is hereby authorized and directed to forward said application and resulting standard executed contract to the respective agencies in a timely fashion and as required by the Jeffries.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

16. Fleet Fueling System Design of Replacement – Request to Release Request for Proposals: Upon motion the documents were received, filed, and approved.

17. Fleet Maintenance Operations Assessment – Request to Release Request for Proposals: Upon motion the documents were received, filed, and approved.

18. Disaster Debris Removal Services: Upon motion the documents were received, filed, and approved.

19. Iowa Land Recycling Program Environmental Covenant: Upon motion the documents were received and filed, and Resolution No. 91-24 Approving an Iowa Land Recycling Program Environmental Covenant on property in the North Port of the Port of Dubuque in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 91-24
APPROVING AN IOWA LAND RECYCLING
PROGRAM ENVIRONMENTAL COVENANT
ON PROPERTY IN THE NORTH PORT OF
THE PORT OF DUBUQUE IN THE CITY OF
DUBUQUE, IA.**

Whereas, the City of Dubuque is the owner of the following described real property located in the North Port of the City of Dubuque, IA.;

Part of Lot 2 of Riverwalk 4th Addition in the City of Dubuque, IA., and part of Lots 6, 11 and B of Ice Harbor Development in the City of Dubuque, IA., more particularly described as follows:

Commencing at the Southeasterly corner of Lot B of Ice Harbor Development in the City of Dubuque, IA.;

Thence North 58 Degrees 58 Minutes 55 Seconds West along the Southerly line of said Lot B a distance of approximately 230.00 feet to a line on the back of an existing sidewalk and the Point of Beginning;

Thence North 31 Degrees 01 Minutes 05 Seconds East along said back of sidewalk and its northerly extension a distance of approximately 175.00 feet to a line on the south edge of an existing driveway and its westerly extension;

Thence South 58 Degrees 58 Minutes 55 Seconds East along said south edge and westerly extension a distance of approximately 350.00 feet to a line on the easterly edge of an existing parking lot and its northerly extension;

Thence South 31 Degrees 01 Minutes 05 Seconds West along said easterly edge

and northerly extension a distance of approximately 425.00 feet to a point on the southerly edge of an existing parking lot; Thence North 58 Degrees 58 Minutes 55 Seconds West along said southerly edge a distance of approximately 195.00 feet; Thence North 27 Degrees 28 Minutes 40 Seconds West a distance of approximately 181.80 feet to a point on the back of an existing sidewalk and its southerly extension;

Thence North 31 Degrees 01 Minutes 05 Second East along said back of sidewalk and southerly extension a distance of approximately 155.00 feet to the point of beginning, containing 3.25 acres, more or less

as shown on the attached exhibits; and

Whereas, the Iowa Department of Natural Resources has requested the City of Dubuque approve the attached Iowa Land Recycling Program Environmental Covenant shown on the attached exhibit; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to approve the Iowa Land Recycling Program Environmental Covenant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. AS FOLLOWS:

Section 1. The Iowa Land Recycling Program Environmental Covenant is hereby approved.

Section 2. The City Manager is authorized and directed to sign the Iowa Land Recycling Program Environmental Covenant on behalf of the City of Dubuque and to take such actions as are necessary to carry out the terms of the Iowa Land Recycling Program Environmental Covenant.

Section 3. The City Clerk is directed to record Iowa Land Recycling Program Environmental Covenant in the Office of the Dubuque County Recorder.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

20. Approving a First Amendment to a Development Agreement by and between the City of Dubuque and Switch Homes, LLC: Upon motion the documents were received and filed, and Resolution No. 92-24 Approving the First Amendment to Development Agreement by and Between the City of Dubuque, IA. and Switch Homes, LLC was adopted.

**RESOLUTION NO. 92-24
APPROVING THE FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA. AND
SWITCH HOMES, LLC**

Whereas, the City of Dubuque (City) and Switch Homes, LLC (Developer) previously entered into that certain Development Agreement dated June 20, 2023, 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; 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 THE CITY OF DUBUQUE, IA.:

Section 1. That the First Amendment to Development Agreement between the City of Dubuque, IA. and Switch Homes, LLC, a copy of which is attached hereto, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the First Amendment to Development Agreement on behalf of the City 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 First Amendment to Development Agreement as herein approved.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

21. Plat of Survey of Splendid Valley Estates: Upon motion the documents were received and filed, and Resolution No. 93-24 Approving the Final Plat of Splendid Valley Estates, Dubuque County, IA. was adopted.

**RESOLUTION NO. 93-24
APPROVING THE FINAL PLAT OF SPLENDID VALLEY ESTATES, DUBUQUE COUNTY, IA.**

Whereas, there has been filed with the City Clerk a Final Plat of Splendid Valley Estates, Dubuque County, IA.; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That Section 11-14 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow 0 feet of frontage for Lot 1 on a public street or

an approved private street.

Section 2. That the Final Plat of Splendid Valley Estates Dubuque County, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Final Plat.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

22. Signed Contract(s): Bolton & Menk, Inc. for the Central Avenue and White Street Corridor Traffic Study; J&R Supply, Inc. for the Ring & Lids - Metal Supply. Upon motion the documents were received and filed.

23. Iowa Department of Transportation HMA Resurfacing and PCC Patching Projects Notifications: Correspondence from Jesse Tibodeau, Assistant District Engineer for the Iowa Department of Transportation, providing notification of HMA resurfacing and PCC patching projects within the city. Upon motion the documents were received and filed.

24. Civil Service Commission Certified List - Police Officer: Upon motion the documents were received, filed, and made a matter of record.

April 10, 2024

Honorable Mayor and
Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, an examination for the position of Police Officer was administered on February 24, 2024. We, The Civil Service Commission, hereby certify that the individuals listed below have passed the written examination or are using a valid transfer score and any vacancies for the position of Police Officer should be filled from this list and that this list is good through March 12, 2025.

Police Officer

1. Daniel Brimmer – Transfer Score, 2. David DeMarais, 3. Joseph Kimball, 4. Marcus Leitzen, 5. Camerin McClain, 6. John Michel – Transfer Score, 7. Melissa Seaman – Transfer Score, 8. Jaycob Thompson – Transfer Score

Respectfully Submitted,

/s/ Danial White

Civil Service Commissioner

25. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 94-24 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.

**RESOLUTION NO. 94-24
APPROVING APPLICATIONS FOR RETAIL
ALCOHOL LICENSES, AS REQUIRED BY
CITY OF DUBUQUE CODE OF ORDINANC-
ES TITLE 4 BUSINESS AND LICENSE
REGULATIONS, CHAPTER 2 LIQUOR CON-
TROL, ARTICLE B LIQUOR, BEER AND
WINE LICENSES AND PERMITS**

Whereas, applications for retail alcohol li-
censes have been submitted and filed with the
City Council for approval, and the same have
been examined, provisionally approved, and/or
approved; and

Whereas, the premises to be occupied by
such applicants were inspected and found to
comply with the Ordinances of the City, and
the applicants have filed the proper fees and
bonds and otherwise complied with the re-
quirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby author-
ized and directed to cause to be issued at the
noted premise address to the following appli-
cants pending submission of the locally re-
quired documentation:

New Applications

Posh Lounge, 900 Central Ave.

Renewals

Backpocket Dubuque, 333 E 10th St. Suite A

Bunker Hill Golf Course, 2200 Bunker Hill Rd.

Catfish Charlie's, 1630 East 16th St.

Clarke University, 1550 Clarke Dr.

Dubuque Lodge No. 355, 2635 Windsor Ave.

Foodie Garage Eatery, 1046 Central Ave.

Ichiban Hibachi Steakhouse & Sushi Bar, 3187
University Ave.

L. May Eatery, 1072 Main St.

Loras College Campus Center, 1450 Alta Vista
St.

Marco's Italian American Food, 2022 Central
Ave.

Monks Kaffee Pub, 373 Bluff St.

Old Chicago Pizza and Taproom, 3100 Dodge
St.

Olive Garden Italian Restaurant 1516, 3350
Dodge St.

Paro Food Mart, 3200 Central Ave.

Stone Cliff Winery / Dubuque Star Brewery,
600 Star Brewery Dr. Suite 100

The Hub, 253 Main St.

Whiskey River, 1070 University Ave.

Special Event(s) per Special Event Application
Submittal

Area Residential Care – 7/11/24 to 7/15/24,
650 Bell St. Grassy Open Space

Dubuque Jaycees – 5/5/24 to 5/9/24, 7th and
Jackson St. to 9th and Jackson St.

Dubuque Main Street – 6/10/24 to 6/14/24,
7/8/24 to 7/12/24, 8/12/24 to 8/16/24, 680
Main St. (Town Clock Plaza)

Q Casino – 5/23/24 to 5/27/24, 5/30/24 to

6/3/24, 6/13/24 to 6/17/24, 6/27/24 to 7/1/24,
7/11/24 to 7/15/24, 7/18/24 to 7/22/24,
8/1/24 to 8/5/24, 8/8/24 to 8/12/24, 8/22/24
to 8/27/24, 8/27/24 to 8/31/24, 9/12/24 to
9/16/24, 9/19/24 to 9/23/24, 1855 Greyhound
Park (Backwater Stage)

Passed, approved, and adopted this 15th
day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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
Wethal. Motion carried 7-0.

1. Resolution Setting a Public Hearing on a
Proposed Development Agreement by and
among the City of Dubuque, IA., Woodward
Communications, Inc., and WHKS & CO., Inc.
Providing for the Issuance of Urban Renewal
Tax Increment Revenue Grant Obligations
Pursuant to the Development Agreement: Up-
on motion the documents were received and
filed and Resolution No. 95-24 Fixing the date
for a Public Hearing of the City Council of the
City of Dubuque, IA. on the Proposed Devel-
opment Agreement by and among the City of
Dubuque, IA., Woodward Communications,
Inc., and WHKS & Co., Inc., including the pro-
posed issuance of Urban Renewal Tax Incre-
ment Revenue Grant Obligations to Woodward
Communications, Inc., and providing for the
publication of notice thereof was adopted set-
ting a public hearing for a meeting to com-
mence at 6:30 p.m. on May 6, 2024 in the His-
toric Federal Building.

RESOLUTION NO. 95-24

**FIXING THE DATE FOR A PUBLIC HEAR-
ING OF THE CITY COUNCIL OF THE CITY
OF DUBUQUE, IA. ON THE PROPOSED
DEVELOPMENT AGREEMENT BY AND
AMONG THE CITY OF DUBUQUE, IA.,
WOODWARD COMMUNICATIONS, INC.,
AND WHKS & CO., INC., INCLUDING THE
PROPOSED ISSUANCE OF URBAN RE-
NEWAL TAX INCREMENT REVENUE
GRANT OBLIGATIONS TO WOODWARD
COMMUNICATIONS, INC., AND PROVIDING
FOR THE PUBLICATION OF NOTICE
THEREOF**

Whereas, Woodward Communications,
Inc. (Developer) is the owner of the following
described real property:

Parcel 1025201010: Lot 4, Lot 2 of Lot 5,
Lot 1 of Lot 1 of Lot 5, all in Lorimer's
Subdivision, and Lot A of Vacated West
Ninth Street, in the City of Dubuque, IA.,
according to the recorded plats thereof
Parcel 1025201012: Lot 2 of Lot 1 of Lot

5, Lot 6, Lot 7, Lot 8 and the East 50 feet of Lot 9, all in Lorimer's Subdivision; Lot 1 of the Subdivision of Lots 654 and 688, in the City of Dubuque, IA., according to the recorded plats thereof (the Property); and

Whereas, WHKS & CO., Inc (Employer) requires property for its operations and has entered into a Lease Agreement with Developer for a part of the Property; and

Whereas, City, Developer, and Employer have entered into a Development Agreement, subject to the approval of the City Council, pursuant to which Developer will renovate the Property including certain Improvements described in the Development Agreement; and

Whereas, the City Council has tentatively determined that it would be in the best interests of City to approve the Development Agreement; and

Whereas, the Development Agreement provides for the issuance by City of economic development grants to Woodward Communications, Inc., referred to therein as Urban Renewal Tax Increment Revenue Grant Obligations, for Developer's obligations to construct the Minimum Improvements and Employer's obligations to create and maintain employees, payable from the tax increment revenues collected in respect of the Minimum Improvements to be constructed by Woodward Communications, Inc. in accordance with the Development Agreement, for the purpose of carrying out the objectives of an Urban Renewal Plan as hereinafter described; and

Whereas, before said obligations may be approved, Chapter 403 of the Code of Iowa 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause this Resolution and a Notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City Council's intent to approve the proposed Development Agreement, to be held on the 6th day of May 2024 at 6:30 p.m.

Section 2. The City Council will also meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Economic Development District, consisting of the funding of eco-

nomic development grants to Woodward Communications, Inc., pursuant to the Development Agreement under the terms and conditions of said Urban Renewal Plan. It is expected that the aggregate amount of the Tax Increment Revenue obligations will be approximately \$340,000.

Section 3. The City 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 disposal of the City's interest in the Property and the issuance of said obligations.

Section 4. That the Notice of the proposed action shall be in substantially the form attached hereto.

Passed, approved and adopted this 15th day of April, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Set Public Hearing for Disposition of City-Owned Lot at 627 Rhomberg Avenue: Upon motion the documents were received and filed and Resolution No. 96-24 Intent to dispose of an interest in City of Dubuque real estate to Karl Williams, setting a time and place for hearing, 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 May 6, 2024 in the Historic Federal Building.

**RESOLUTION NO. 96-24
INTENT TO DISPOSE OF AN INTEREST IN
CITY OF DUBUQUE REAL ESTATE TO
KARL WILLIAMS, SETTING A TIME AND
PLACE FOR HEARING, AND PROVIDING
FOR THE PUBLICATION OF NOTICE
THEREOF**

Whereas, the City of Dubuque, IA. (City) owns 627 Rhomberg Avenue (the Property) legally described as:

Lot 2 of Lot 1 of Lot 35 in Cook's Addition to the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, the City acquired the property through petition for title to abandoned property; and

Whereas, it is the recommendation of the Housing and Community Development Department to approve the purchase agreement for the sale to Karl Williams according to the terms and conditions set out in the purchase agreement in the public interest of the City of Dubuque.

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

Section 1. That the City of Dubuque, IA., proposes to approve the purchase agreement of the above-described real estate to Karl Williams.

Section 2. That the City Council shall conduct a public hearing on the proposed purchase agreement in the City Council Chambers at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA. on the 6th day of May 2024, beginning at 6:30 PM.

Section 3. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing in the form attached hereto, according to law.

Passed, approved, and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

PUBLIC HEARINGS

1. Request to Rezone 2529 Marywood Drive: 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 Wethal. Planning Services Director Wally Wernimont provided a staff report. Dakota Schilling, 12346 Swiss Valley Rd., introduced himself as the applicant and Sheri Kubly, 679 Bluff St., introduced herself as the property's realtor and summarized the inspections that have occurred on the property. Responding to a question from the City Council, Mr. Wernimont stated that a conditional use permit for an accessory dwelling is the more expensive option for achieving the applicants' goals, hence why the applicant requested the rezoning instead. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 8-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property from R-1 Single-Family Residential to R-2 Two-Family Residential. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 8-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 to R-2 Two-Family Residential, to wit:

Lot 7 Block 21 Clover Hills Subdivision, and to the centerline of the adjacent right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 15th day of April, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Unified Development Code Amendment Removing Off-Street Parking Requirements in the Jackson Park and Cathedral Historic Districts: 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 Sprank. Planning Services Director Wally Wernimont provided a staff report. Motion carried 7-0.

Motion by Rousell for final consideration and passage of Ordinance No. 9-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by Amending Articles 16-5-3-5 (R-1), 16-5-4-5 (R-2a), 16-5-5-5 (R-3), 16-5-6-5 (R-4), 16-5-7-5 (Or), 16-5-8-5 (OS), 16-5-9-5 (OC), 16-5-10-5 (C-1), 16-5-11-2 (C-2), And 16-5-13-5 (C-3) by Removing the Off-Street Parking Requirement for properties located within the Jackson Park and Cathedral Historic Districts. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 9 24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY AMENDING ARTICLES 16-5-3-5 (R-1), 16-5-4-5 (R-2A), 16-5-5-5 (R-3), 16-5-6-5 (R-4), 16-5-7-5 (OR), 16-5-8-5 (OS), 16-5-9-5 (OC), 16-5-10-5 (C-1), 16-5-11-2 (C-2), AND 16-5-13-5 (C-3) BY REMOVING THE OFF-STREET PARKING REQUIREMENT FOR PROPERTIES LOCATED WITHIN THE JACKSON PARK AND CATHEDRAL HISTORIC DISTRICTS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code Chapters 16-5-3-5 (R-2), 16-5-4-5 (R-2A), 16-5-5-5 (R-3), 16-5-6-5 (R-4), 16-5-

7-5 (OR), 16-5-8-5 (OS), 16-5-9-5 (OC), 16-5-10-5 (C-1), 16-5-11-5 (C-2), and 16-5-13-5 (C-3), are hereby amended as follows:

16-5-3-5 Parking: Minimum parking requirement 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.

16-5-4-5 Parking: Minimum parking requirement 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.

16-5-5-5 Parking: Minimum parking requirement 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.

16-5-6-5 Parking: Minimum parking requirement 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.

16-5-7-5 Parking: Minimum parking requirement 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.

16-5-8-5 Parking: Minimum parking requirement 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.

16-5-9-5 Parking: Minimum parking requirement shall be regulated in conformance with the provisions of Chapter 14 of this title, except that a 25 percent reduction shall be allowed in the OC District for both permitted and conditional uses, and **except for** properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required.

16-5-10-5 Parking: Minimum parking requirement 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.

16-5-11-5 Parking: Minimum parking requirement 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.

16-5-13-5 Parking: Minimum parking requirement 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.

Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 4. This ordinance shall take effect immediately upon publication, as provided by law.

Passed, approved, and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. 2024 Maintenance Dredging Project No. 1 Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 97-24 Approval of plans, specifications, form of contract, and estimated cost for the 2024 Maintenance Dredging Project No. 1. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 97-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE 2024 MAINTENANCE
DREDGING PROJECT NO. 1**

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the 2024 Maintenance Dredging Project No. 1 in the estimated amount \$287,500.00, are hereby approved.

Passed, approved, and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Fiscal Year 2025 Budget Adoption: Motion by Farber to receive and file the documents and adopt Resolution No. 98-24 Adoption of Budget and Certification of City Taxes; Resolution No. 99-24 Adopting the City of Dubuque Fiscal Year 2025 Annual Budget; and Resolution No. 100-24 Adopting the City of Dubuque Five Year Capital Improvement Program. Seconded by Wethal. City Clerk Breitfelder announced that written input was submitted by the following individuals: Robert Bennett, 1636 Jackson St.;

Annie Flanagan, 335 N Booth St.; Danielle Taylor, 90 Main St.; Frank Belcastro, 285 North Grandview Ave.; Shirley A. Healy, 3895 Short St.; Sandy Hockenberry, 1015 W 3rd St.; Nichollas Zimmerman, 1193 Highland Place; MagDahlia Zimmerman, 1193 Highland Place; Larry Zimmerman, 1193 Highland Place; Marilyn Gorun, 3113 Pasadena Ct, Unit 32; Sue McTaggart, 1163 Highland Place; Evelyn Nadeau, 663 Fenelon Place; Kalee Kerper, 1717 Kane St.; Paul Schultz, 1040 Carmel Dr.; Briana Moss, 2520 Marywood Dr.; Veronica McAvoys, 125 West 9th St.; Dorothy Schwendinger, 3390 Windsor Ave.; Kimberly Stedwell, 1860 Hale St.; Heidi Zull, 1530 Jackson St.; Jeffrey Robbins, 629 Groveland Place; Andrea Bixler, 485 Arlington St.; and John Klostermann. City Council Members expressed support for the budget and the proposed rate increase, citing cost increases and staffing needs. Motion carried 7-0.

FISCAL YEAR JULY 1, 2024 - JUNE 30, 2025
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of: DUBUQUE County Name: DUBUQUE COUNTY
Adopted On: 4/15/2024 Resolution: 98-24

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

	With Gas & Electric	Without Gas & Electric	City Number: 31-288
Regular	2a 2,837,887.310	2b 2,768,051.830	Last Official Census: 59,667
DEBT SERVICE	3a 3,480,398.093	3b 3,410,562.613	
Ag Land	4a 3,420,763		

Consolidated General Fund Levy Calculation

	CGFL Max Rate	CGFL Max Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2024 Budget Data	8.10000	21,744,505	2,684,506,784	5.71
Limitation Percentage	2			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2025	7.94118	22,536,174	3.64	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	7.94118	Consolidated General Fund			5	22,536,174	21,981,598	43 7.94118
		Non-Voted Other Permissible Levies						
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7	1,961,488	1,913,222	45 0.69118
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	1,440,514	1,405,063	52 0.50760
384.12(5)	Amt Nec	Support of a Local Emerg Mgmt Comm.			462		0	465 0.00000
		Voted Other Permissible Levies						
28E.22	1.50000	Unified Law Enforcement			24		0	62 0.00000
		Total General Fund Regular Levies (5 thru 24)			25	25,938,176	25,299,883	
384.1	3.00375	Ag Land			26	10,276	10,275	63 3.00375
		Total General Fund Tax Levies (25 + 26)			27	25,948,452	25,310,158	Do Not Add
		Special Revenue Levies						
384.6	Amt Nec	Police & Fire Retirement			29		0	0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	1,995,236	1,946,134	0.70307
Rules	Amt Nec	Other Employee Benefits			31		0	0.00000
		Subtotal Employee Benefit Levy (29,30,31)			32	1,995,236	1,946,134	65 0.70307
			Valuation					
386	As Req	With Gas & Elec		Without Gas & Elec				
	SSMID 1 (A)	0 (B)	0	34			0	66 0.00000
	SSMID 2 (A)	0 (B)	0	35			0	67 0.00000
	SSMID 3 (A)	0 (B)	0	36			0	68 0.00000
	SSMID 4 (A)	0 (B)	0	37			0	69 0.00000
	SSMID 5 (A)	0 (B)	0	555			0	565 0.00000
	SSMID 6 (A)	0 (B)	0	556			0	566 0.00000
	SSMID 7 (A)	0 (B)	0	1177			0	1179 0.00000
	SSMID 8 (A)	0 (B)	0	1185			0	1187 0.00000
		Total Special Revenue Levies			39	1,995,236	1,946,134	
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	290,069	284,236	70 0.08334
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71 0.00000
		Total Property Taxes (27+39+40+41)			42	28,233,757	27,540,528	72 9.92637

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.


(City Representative)

4/15/24
(Date)

(County Auditor)

(Date)

**RESOLUTION NO. 99-24
ADOPTING THE CITY OF DUBUQUE FISCAL YEAR 2025 ANNUAL BUDGET**

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

Section 1. That the annual budget for the fiscal year ending June 30, 2025, as set forth in the Adoption of Budget and Certification of Taxes and supporting state budget forms showing the revenue estimates and appropriation expenditures and allocations to programs and activities for said fiscal year, is adopted as amended.

Section 2. The Chief Financial Officer is directed to make the filings required by law.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 100-24
ADOPTING THE CITY OF DUBUQUE FIVE YEAR CAPITAL IMPROVEMENT PROGRAM**

Whereas, a recommended five-year Capital Improvement Program for the period beginning July 1, 2024, and ending June 30, 2029, for the City of Dubuque has been prepared and submitted to the City Council; and

Whereas, the five-year Capital Improvement Program describes specific capital improvement projects, provides estimated costs for those projects, proposes sources of funds for each of them, and schedules the year during which each project will be undertaken; and

Whereas, the capital improvement projects for the first year are included in the Fiscal Year 2025 budget for the City of Dubuque; and

Whereas, the five-year Capital Improvement Program will be reconsidered annually by the City Council and appropriately revised; and

Whereas, the adoption of the five-year Capital Improvement Program is a prudent measure to provide continuity of programs and is in the best interest of the City of Dubuque.

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

Section 1. That the five-year Capital Improvement Program for the period beginning July 1, 2024, set out in the Fiscal Year 2025-2029 Recommended Capital Improvement Budget, is hereby approved and adopted as allocation of City resources for capital improvements as scheduled in the years shown, subject to annual review and revision.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. Fiscal Year 2025 Planning Services Department – Increased Fees: Motion by Jones to receive and file the documents and adopt Resolution No. 101-24 Rescinding Resolution No. 87-23, Establishing a Schedule of Development Services Fees, and adopting in lieu thereof a New Schedule of Development Services Fees as provided in Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 101-24
RESCINDING RESOLUTION NO. 87-23, ESTABLISHING A SCHEDULE OF DEVELOPMENT SERVICES FEES, AND ADOPTING IN LIEU THEREOF A NEW SCHEDULE OF DEVELOPMENT SERVICES FEES AS PROVIDED IN TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE**

Whereas, the City Council of the city of Dubuque, IA. establishes by resolution certain fees for development services pursuant to the Unified Development Code, pursuant to the attached schedule of Development Services Fees for the Planning Services Department.

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

Section 1. Resolution No. 87-23 and its Schedule of Fees is hereby rescinded effective July 1, 2024.

Section 2. That the attached Fee Schedule for the Planning Services Department is hereby approved.

Section 3. That the attached Fee Schedule shall take effect on July 1, 2024.

Passed, approved and adopted this 15th day of April 2023.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Establishing Water Rates under City of Dubuque Code of Ordinances for Fiscal Year 2025: 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 Wethal. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 10-24 Establishing City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 1 Water Use and Service, Article C Rates, Section 13-1C-1(A) Fixing Water Rates for Residential, Commercial, Industrial, and all other uses; and Ordinance No. 11-24 Establishing the City of Dubuque Code of Ordinances Title 13 Public Utilities

Chapter 1 Water Use and Service, Article C Rates Section 13-1C-2 Fixing Water Rates for Fire Sprinkler Service. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 10-24
ESTABLISHING CITY OF DUBUQUE CODE
OF ORDINANCES TITLE 13 PUBLIC UTILI-
TIES, CHAPTER 1 WATER USE AND SER-
VICE, ARTICLE C RATES, SECTION 13-1C-
1(A) FIXING WATER RATES FOR RESI-
DENTIAL, COMMERCIAL, INDUSTRIAL,
AND ALL OTHER USES**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Section 13-1C-1(A) of the City of
Dubuque Code of Ordinances, is hereby un-
changed, and shall read as follows:

Section 13-1C-1A: Residential, Commer-
cial, Industrial and All Other Uses.

A. Rates Established: The rates to be
charged for water for residential, commercial,
industrial and all other uses and purposes by
any person, firm or corporation within the city
shall be based on units of one hundred cubic
feet (748 gallons) or per gallon as follows:

Monthly Consumption, (in Hundreds of Cubic
Feet), Charge per (Hundred Cubic Feet)

First 30, \$4.91
Next 120, \$3.99
Next 350, \$3.71
Next 500, \$3.27
Over 1,000, \$2.90

Monthly Consumption (in Gallons), Charge per
Gallon

First 22,440, \$0.00651
Next 89,760, \$0.00534
Next 261,800, \$0.00497
Next 374,000, \$0.00439
Over 748,000, \$0.00384

Rates shall be subject to the following min-
imum monthly charge according to the size of
the meter:

Meter Size Inches, Monthly Consumption (In
Hundreds of Cubic Ft.), Monthly Consumption
(In Gallons), Minimum Charge

5/8, 2, 1,496, \$9.74
3/4, 5, 3,740, \$24.35
1, 8, 5,984, \$38.96
1 1/2, 26, 19,448, \$126.61
2, 46, 34,408, \$209.99
3, 106, 79,288, \$449.65
4, 168, 125,664, \$692.32
6, 368, 275,264, \$1,435.83
8, 625, 467,500, \$2,337.01

A property owner shall pay a \$50.00 dis-
connect fee for water service that is discon-
nected by the city for a meter not in service.
When a tenant account is subject to discon-
nection due to delinquency, the tenant shall
pay the \$50.00 disconnect fee.

A \$50.00 service call fee shall be changed to
property owners or tenant account for those
service calls that are determined to be related
to customer negligence.

A \$8.90 minimum monthly charge shall be
assessed for meters not in service.

Section 2. This Ordinance shall take effect
July 1, 2024.

Passed, approved and adopted this 15th
day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**ORDINANCE NO. 11-24
ESTABLISHING THE CITY OF DUBUQUE
CODE OF ORDINANCES TITLE 13 PUBLIC
UTILITIES CHAPTER 1 WATER USE AND
SERVICE, ARTICLE C RATES SECTION 13-
1C-2 FIXING WATER RATES FOR FIRE
SPRINKLER SERVICE**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Section 13-1C-2 of the City of
Dubuque Code of Ordinances is hereby un-
changed, and shall read as follows:

Section 13-1C-2: Fire Sprinkler Service.

Customers who have fire sprinkler service
shall be billed for this service on a monthly
basis. The monthly charge shall be as follows:

Current Number Of Heads, Monthly Charges

Up to 200 (minimum), \$29.85
200-299, \$35.83
300-399, \$41.72
400-599, \$47.76
600-799, \$53.67
800 -999, \$59.68
1,000 - 1,199, \$65.67
1,200 - 1,399, \$71.57
1,400 - 1,599, \$77.55
1,600 - 1,799, \$83.53
1,800 - 1,999, \$89.44
2,000 - 2,199, \$95.44
2,200 - 2,399, \$101.40
2,400 - 2,599, \$107.39
2,600 - 2,799, \$113.34
2,800 - 2,900, \$119.46
3,000 - 3,499, \$125.26
Over 3,500*, \$5.95

*(for each additional 500 heads or fraction
thereof)

Section 2. This Ordinance shall take effect
July 1, 2024.

Passed, approved and adopted this 15th
day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Establishing Sanitary Sewer Rates un-
der City of Dubuque Code of Ordinances for
Fiscal Year 2025: Motion by Roussell to re-
ceive and file the documents and that the re-
quirement that a proposed ordinance be con-

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

Motion by Roussell for final consideration and passage of Ordinance No. 12-24 City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 2 Sewers and Sewage Disposal, Article C Rates, Section 13-2C-3 rates established for Fiscal Year 2025. Seconded by Sprank. Motion carried 7-0.

**ORDINANCE NO. 12-24
CITY OF DUBUQUE CODE OF ORDINANCES
TITLE 13 PUBLIC UTILITIES, CHAPTER
2 SEWERS AND SEWAGE DISPOSAL, AR-
TICLE C RATES, SECTION 13-2C-3 RATES
ESTABLISHED FOR FISCAL YEAR 2025**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 13-2C-3 of the City of Dubuque Code of Ordinances reads as follows:

13-2C-3: RATES ESTABLISHED: Contributors whose property lies within the corporate limits of the city, except as otherwise provided in this article, shall pay to the city at the same time payment for water services is made, a sewer service charge computed on water consumption on the following rates:

-
- B. Schedule of Rates:
Rate per each 100 cubic feet, \$6.83
Rate per each gallon, 0.0091
- C. Service Charge:

-
7. Where the quantity of water consumed is such that the minimum of service is charged, the minimum sewer service charge, according to the size of the meter, shall be as follows:

Meter Size (Inches), Minimum Charge, Allowance (Cubic Ft.), Allowance (Gals.)

5/8, \$13.67, 200, 1496

3/4, \$34.16, 500, 3740

1 or larger, \$54.66, 800, 5984

Section 2. This Ordinance shall take effect on the 1st day of July 2024.

Passed, approved, and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

4. Establishing Solid Waste Rates and Additional Proposed Revisions under City of Dubuque Code of Ordinances for Fiscal Year 2025: 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 Wethal. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 13-24 Amending City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 6 Solid Waste. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 13-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 13 PUBLIC UTILITIES,
CHAPTER 6 SOLID WASTE**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 13, Chapter 6 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

13-6-1: DEFINITIONS: For the purpose of this chapter the following definitions shall apply:

BUILDING MATERIALS: Any material such as lumber, floor coverings, brick, plaster, sheet metal or any other substances accumulated as a result of repairs or additions to existing buildings, construction of new buildings or demolition of existing structures.

BULKY ITEM(S): Any items that do not fit into a city-issued refuse cart and that are larger than three feet by two feet or weigh more than 40 pounds.

CLASS I PREMISES: Shall mean and include the following properties in the City of Dubuque:

- Single-family dwellings.
- Multiple-family dwellings up to and including six (6) dwelling units.
- Dwelling units in business or commercial premises.
- Where two (2) or more laterally connected or joined dwelling units, including condominiums, townhouses, and row houses, in which each dwelling unit has separate access and utility service, each dwelling unit shall constitute a single-family dwelling.

CLASS II PREMISES: Residential premises other than Class I residential premises, located in the City of Dubuque, including:

- Dwellings in trailer courts.
- Schools, colleges, churches, convents, nursing homes, rooming houses and other semiprivate institutions; and
- Multiple-family dwellings exceeding six (6) dwelling units.

CLASS III PREMISES: All business and commercial premises located in the City of Dubuque, including that part of a residential premises with a business or

commercial use.

DWELLING: Shall mean and include any building or portion thereof containing one or more dwelling units.

DWELLING UNIT: Shall mean and include one or more connected rooms having complete kitchen facilities and arranged, designed, or used as living quarters for one family only.

FOOD SCRAPS: Solid, semisolid, and liquid animal and vegetable residuals resulting from the handling, preparing, cooking, storing, serving and consuming of food.

GARBAGE: All solid and semisolid, putrescible animal and vegetable wastes resulting from the handling, preparing, cooking, storing, serving and consuming of food or of material intended for use as food, and all offal, excluding useful industrial byproducts, and shall include all such substances from all public and private establishments and from all residences.

HAZARDOUS WASTES: Waste materials, including, but not limited to, poisons, pesticides, herbicides, acids, caustics, biohazardous wastes, flammable or explosive materials and similar harmful wastes which require special handling, and which must be disposed of in such a manner as to conserve the environment and protect the public health and safety.

ORGANIC WASTE: Any biodegradable waste material originating from plants, animals, or other natural sources that can be decomposed or broken down into simpler organic compounds through biological processes. This includes but is not limited to food scraps, yard waste, paper products, and other biodegradable materials. Organic waste does not include materials such as plastics, metals, or glass which do not readily decompose under natural conditions.

OWNER: In addition to the record titleholder, any person residing in, renting, leasing, occupying, operating, or transacting business in any premises and as between such parties, the duties, responsibilities, liabilities, and obligations hereafter imposed shall be joint and several.

PREMISES: A building or part of a building and its grounds located in the City of Dubuque.

RECYCLABLE MATERIALS: Materials, as designated by the City of Dubuque and set out in this chapter, which would otherwise become solid waste that can be source separated, collected, pro-

cessed, and returned to the economic stream in the form of raw materials or products.

REFUSE: All landfilled material generated by occupiers of land within the City of Dubuque corporate limits, whether recyclable or nonrecyclable material.

SOLID WASTE: Garbage, refuse, rubbish, recyclable materials, organic waste, and other similar discarded solid or semisolid materials, including, but not limited to, such materials resulting from industrial, commercial, agricultural, and domestic activities. Solid waste does not include toxic or hazardous materials.

YARD WASTE: Organic materials generated from routine maintenance and landscaping activities within residential, commercial, or public properties. This includes grass clippings, leaves, branches, shrub trimmings, and other vegetative matter originating from the maintenance of lawns, gardens, and outdoor landscapes. Yard waste does not include materials such as soil, rocks, or construction debris.

13-6-2: DEPOSITS ON OTHER PUBLIC OR PRIVATE PROPERTY:

A. Prohibition: No person shall throw, rake, deposit, dump, drop, spill or store (other than the placement of containers for collection as provided herein) any solid waste or toxic and hazardous wastes upon the streets, sidewalks, rights of way or any public or private property within the city.

B. Exception: This section shall not apply to junk dealers, auto salvage dealers, pawnbrokers or secondhand dealers licensed under title 4, chapter 6 of this code.

13-6-3: WRAPPING AND DRAINING OF CERTAIN SOLID WASTES: All solid waste consisting of waste animal and vegetable matter which may attract flies, dogs, cats, rodents, and other animals shall be drained of all excess liquid, wrapped in paper or disposable containers, and placed or stored, until collected, in covered suitable containers.

13-6-4: UNLAWFUL ACCUMULATIONS:

A. Health Or Sanitation Hazard: It shall be unlawful for any person to permit to accumulate on any premises, improved or vacant, or on any public place in the city, such quantities of solid waste, either in containers or not, that shall constitute a health or sanitation hazard.

B. Storage Within or Close to Buildings: It shall be unlawful for any person to accumulate quantities of refuse, papers, garbage, ashes or other solid waste

within or close to any building in the city, unless the same is stored in containers in such a manner as not to create a health or fire hazard.

13-6-5: STORAGE AND ACCUMULATION RESTRICTED:

- A. Within the corporate limits of the city, all garbage or refuse consisting of waste animal or vegetable matter upon which rats may feed, and all small dead animals, shall be placed and stored until collected in covered metal containers of a type prescribed by the health officer.
- B. Dumping on Premises or Waterways Prohibited: It is unlawful for any person to dump or place on any premises, land or waterway, any dead animals, or any waste vegetable or animal matter of any kind.
- C. Providing Harborage for Rats: It shall be unlawful for any person to place, leave, dump, or permit to accumulate any garbage, rubbish or trash in any building or on any premises, improved or vacant, or on any open lot or alley in the city so that the same shall or may afford food or harborage for rats.
- D. Lumber And Boxes Placed On Elevated Racks: It shall be unlawful for any person to permit to accumulate on any premises, improved or vacant, or on any open lot or alley in the city any lumber, boxes, barrels, bottles, cans, containers or similar material that may be permitted to remain thereon unless same shall be placed on open racks that are elevated not less than eighteen inches (18") above the ground, and evenly piled or stacked.

13-6-6: HAZARDOUS AND PROHIBITED WASTES REGULATED:

- A. Deposits Prohibited Except For Special Collection: No person shall deposit in a solid waste container or otherwise offer for city collection any hazardous wastes or prohibited wastes, except when a special collection is established by the city manager.
- B. Transportation by Owner: Hazardous wastes and prohibited wastes shall be transported by the owner to a sanitary disposal project licensed by the Iowa Department of Natural Resources to accept such wastes.
- C. Prohibited Wastes Described: "Prohibited wastes" includes, but is not limited to, waste oils, lead acid batteries and tires.
- D. The City of Dubuque solid waste collection service will not collect, including but not limited to, the following materials: Industrial waste; oil soaked rags,

solvents, liquid paints, acids, chemicals, or other explosive or highly combustible or flammable or hazardous materials; caustics, poisons, pesticides or herbicides; radioactive or toxic waste, biomedical waste; liquids, including motor oil; gaseous waste; sewage, raw sewage, sludge and industrial process sludge; manure contaminated hay and straw or animal feces unless properly bagged; carcasses, viscera, or entrails of animals, unless properly contained, wrapped, or packaged; hot ashes; and building materials.

13-6-7: VEHICLES HAULING SOLID WASTE:

- A. Dropping, Sifting Or Leaking Of Load: No person shall haul any solid waste upon the streets, alleys or public places of the city unless the vehicle used for such purpose is so constructed or loaded or the load securely covered as to prevent any of its load from dropping, sifting, leaking, or otherwise escaping or its load covering from dropping from the vehicle, except that materials may be dropped for the purpose of securing traction, or water or other substance may be applied on a roadway in cleaning or maintaining such roadway.
- B. Sanitary Condition: All vehicles, containers and dumpsters used for the collection and removal of solid waste shall be kept in a clean, inoffensive, and sanitary condition. All solid waste shall be handled in such a way as to prevent the scattering, spilling or leakage of same.

13-6-8: USE OF STATE APPROVED DUMP SITE OR DISPOSAL PROJECT:

- A. State Licensed Project: No person shall haul or cause to be hauled any solid waste to any sanitary disposal project, dump site or any other area unless such disposal project, dump site or other area is licensed by and in full compliance with all regulations in the state in which it is located.
- B. Filling or Excavating; Permit Required: No person shall use dirt, stone, brick, concrete or similar inorganic material for fill, landscaping, excavation or grading without first obtaining a building permit, if required by other provisions of this code, and only in conformance with all provisions of the zoning and subdivision ordinances of this code.

ARTICLE A. CITY OR PRIVATE COLLECTION SERVICE

13-6A-1: CITY MANAGER'S AUTHORITY GENERALLY: The City Manager, or designee, is hereby authorized and directed

to employ City owned vehicles and equipment and the necessary operating personnel to collect refuse, recyclable materials, organic waste, and bulky items and to collect fees and administer the program as provided for in this article in the City, upon the terms and conditions of this article.

13-6A-2: AVAILABILITY OF COLLECTION SERVICE:

- A. Collection service is provided within to City residents and businesses as described in this Chapter. The City Manager may consider requests for service outside of city limits, at the City Manager's sole discretion.
- B. Class I Premises: City solid waste collection services shall be mandatory.
- C. Class II Premises: Class II premises not serviced by City solid waste collection services may apply to the City Manager for such collection services.
- D. Class III Premises: Class III premises not serviced by City solid waste collection services may apply to the City Manager for such collection services.
- E. Recycling Services: Class II premises not serviced by City solid waste collection services and Class III premises may apply to the City Manager for such recycling services.
- F. Refusal Of Service: The City Manager may refuse solid waste collection services or recycling services because of quantities or characteristics beyond the capacity or capability to be handled efficiently or safely by City personnel and equipment.

13-6A-3: REFUSE COLLECTION SERVICE:

- A. All City of Dubuque solid waste customers shall use a city-issued cart for collection. The base rate gives access to a 35-gallon tipper cart for weekly refuse collection.
- B. In cases where a customer may choose multiple refuse carts or a cart larger than the base rate 35-gallon cart, the customer may choose from three additional cart sizes of forty-eight (48), sixty-four (64), or ninety-six (96) gallons.
- C. Excess Refuse: Official City of Dubuque single-use refuse stickers shall be applied to each additional standard 35-gallon solid waste container, bag, or small item (not exceeding 3 feet by 2 feet or heavier than 40 pounds) which does not fit in the subscribed cart.
- D. Electronics or items larger than 3 feet by 2 feet or heavier than 40 pounds must be scheduled as a bulky item pick-up.
- E. The City Manager may require addi-

tional cart capacity if the subscribed cart is insufficient. The City shall notify the applicable account holder in writing of the additional capacity requirement, deliver the larger cart, and adjust the monthly bill.

- F. All refuse placed into City-issued carts must be in tied bags.
- G. Except for Class II premises, biomedical waste shall be placed in suitable containers separately from all other solid waste. Sharp objects, such as hypodermic needles, syringes, and lancets, shall be securely contained in hard plastic or metal disposable containers with screw-on or tightly secured lids for collection. Other biomedical waste, such as soiled bandages, disposable sheets, and medical gloves, shall be placed in thick disposable plastic bags or shall be double-bagged.
- H. Glass and similar materials shall be placed in puncture-resistant boxes and securely closed.

13-6A-4: RECYCLING COLLECTION SERVICE:

- A. One City owned curbside recycling container shall be provided by the City to each dwelling for the collection of recyclable materials. If additional recycling capacity is needed, a second container may be issued.
- B. The following types of solid waste are curbside recyclable materials: Rigid plastics with a recycling symbol between #1 – 5, Paper / cardboard / newspaper, and metal materials (such as cans, clean foil, pans).
- C. When a customer's recycling container is frequently contaminated with non-recyclable material and violations persist, the City may remove the container and stop the weekly collection.

13-6A-5: ORGANIC WASTE COLLECTION SERVICE:

- A. All organic waste shall be separated from all other solid waste and shall be composted on the premises or placed in yard waste collection containers for collection.
- B. Any premises composting on site shall maintain all compost piles in accordance with Title 6, Chapter 4 of this Code.
- C. Organic waste shall be collected according to the schedule established by the City Manager.
- D. The following materials may be collected curbside: branches and tree limbs - less than 5 feet long (must be bundled), flowers and potted plants (no pots), food scraps - fruit and vegetables, peels, pits, coffee grounds, egg-

shells, bread, and grain products, grass clippings, leaves, plants, weeds, brush, natural Christmas trees, and non-wax coated paper products.

E. Preparation of Organic Waste: Organic waste collected by the City shall be placed in biodegradable paper bags no more than 35-gallons, bundled branches, privately owned 35-gallon containers, subscribed city-issued 64-gallon organic waste carts, or subscribed city issued 13-gallon organic waste carts.

F. Organic waste set-out in a biodegradable paper bag requires single use stickers. The bags shall be no more than 35-gallon capacity, minimum two-ply weatherized material, and designed for yard waste collection capacity.

G. Disposable organic waste bags shall not exceed 40 pounds without tearing or falling apart. Cardboard boxes or plastic bags shall not be used for organic waste collection.

H. Organic waste set out in privately owned 35-gallon cans require a single-use yard waste sticker or an annual decal.

13-6A-6: BULKY ITEM COLLECTION SERVICE:

A. No person shall place bulky items that are larger than 3 feet by 2 feet in diameter or weigh over 40 pounds out for collection except in accordance with the provisions of this chapter.

B. Premises receiving City solid waste collection service are eligible to set out bulky items for collection provided the customer schedules in advance of their collection. Items which are placed out for collection which have not been previously scheduled for collection will not be collected and the property owner shall be responsible for their removal.

13-6A-7: FREQUENCY, TIME, AND AREAS OF COLLECTION:

A. Frequency and Time Of Collection: Collections shall be made not more than once weekly at such time and in such areas of the City as shall be determined and set out in schedules prepared by the City Manager in accordance with the provisions of this article. All collections shall be made between the hours of 6:00 A.M. and 9:00 P.M.

B. Collection Schedule: The collection schedule shall not include official City holidays unless otherwise determined by the City Manager. However, a Saturday may be substituted as the collection day to replace the collection which would otherwise be made on the day of the week the holiday occurs.

C. Authority to Change Schedule: The

City Manager is hereby authorized and empowered to change or amend the collection schedules from time to time as the City Manager may deem necessary.

13-6A-8: STORAGE, CONTAINMENT, AND SET-OUT LOCATIONS OF SOLID WASTE:

A. Alleys: Where collections are made from alleys, solid waste containers shall be placed in one location for each dwelling, in clear view and at the owner's property line abutting the alley and on the days designated.

B. Streets: Where collections are made from the street, solid waste containers shall be placed in one location for each dwelling, in clear view and in the street right-of-way on the owner's property side of the curb and on the days designated in said schedule. Such containers shall be placed so as not to interfere with vehicular and pedestrian traffic and when emptied shall be promptly removed by the owner.

C. Time Limit for Placement Of Containers On Streets: No person shall place solid waste or recycling at the street for collection more than 24 hours before the scheduled collection day. No person shall leave solid waste containers or recycling containers at the street for more than 24 hours after the scheduled collection day.

All solid waste shall be placed at the designated collection location for City collection by 6:00 A.M. on the scheduled collection day.

D. Duty When Solid Waste Not Collected: Any solid waste not in compliance with this chapter shall not be collected by the City and shall be removed by the owner within 24 hours after the scheduled collection day and stored in such a manner as not to create a health, safety, or fire hazard.

E. Solid waste collection containers stored in the right-of-way for longer than 24 hours after the scheduled collection day may be subject to removal at the property owner's expense.

F. The City may make exceptions for the storage and set out of solid waste containers for elderly or disabled persons upon application to the Public Works Department.

G. On collection days, solid waste containers shall be placed in plain view at a point within two feet of the curb or alley line.

H. If a customer would like to change the location of the normal set-out for collection, it must be approved by the City.

I. Containers must have a two-foot radius around each container, and the lid of the container must open toward the street or alley.

J. Material not intended for collection shall not be kept on or near the curb or alley line. The city shall not be responsible for any material so placed which is collected for disposal.

13-6A-9: OWNERSHIP OF MATERIALS; UNAUTHORIZED COLLECTING PROHIBITED: From the time of placement for collection as provided in section 13-6A-8 of this article, all solid waste and recyclable materials and recycling containers which meet the requirements of this chapter placed for collection by the City shall become and be the property of the City and it shall be a violation of this section for any person other than authorized personnel of the City to collect, pick up, or cause to be collected or picked up, any such materials.

13-6A-10: RATES AND CHARGES ESTABLISHED; EXCEPTIONS:

A. Refuse.

1. Base Fee and Conditions: A fee of \$17.25 per dwelling unit per month shall be paid to the City by the account holder for solid waste collection services. The fee shall be in payment for collection and disposal of one (1) 35-gallon City owned cart per month per cart.
2. Optional Carts: The fee for a 48-gallon solid waste cart shall be \$19.31 per month. The fee for a 64-gallon solid waste cart is \$23.16 per month per cart. The fee for a 96-gallon solid waste cart is \$32.53 per month per cart.
3. Alley Cart Fees: The fee for a 48-gallon solid waste cart is \$17.25 per month per cart. The fee for a 64-gallon solid waste cart is \$18.76 per month per cart. The fee for a 96-gallon solid waste cart is \$26.92 per month per cart.
4. Shared Carts: In multifamily dwellings, where the property owner is the account holder, the owner can opt to using shared 96-gallon carts. Each unit will be billed the basic service, and the number of units will share one or more 96-gallon carts.
5. Single-use Refuse stickers: The fee for a single use refuse sticker shall be \$2.00 and shall be applied to each additional standard solid waste container, bag, or small item.
6. A fee of \$20.00 shall be paid to the City for each removal of refuse containers from the curb.

B. Recycling.

1. For Class II premises not serviced by City solid waste collection services for recycling collection, upon approval of an application for City recycling collection a fee of \$7.00 per month per 96-gallon container (or volume equivalence) shall be paid to the City by the property owner of each.

2. A fee of \$20.00 shall be paid to the City for each removal of recycling containers from the curb.

C. Organic Waste.

1. The fee for single-use brush-tie shall be \$1.50 each.
2. The fee for single use stickers shall be \$1.50 each.
3. The fee paid to the City by a customer of record with the City for an annual yard waste decal for a privately-owned rigid 35-gallon container shall be \$40.00 each. A decal shall only be used by the customer of record with the City who purchased it.
4. The fee paid to the City for subscription to a 64-gallon City-issued organic waste cart shall be \$10.00 per cart per month.
5. The minimum fee paid to the City for collection of a scheduled leaf rake out is \$20.00 for a forty (40) standard leaf bag equivalent pile of leaves in the parking lane at the curb.
6. A fee of \$20.00 shall be paid to the City for each removal of organic waste containers from the curb.

D. Bulky Waste.

1. A fee of \$13.00 shall be paid by the owner for each time the service is provided for up to the equivalent of three (3) cubic yards of solid waste.
2. An additional fee of \$13.00 shall be paid for each additional three (3) cubic yards of solid waste.
3. A fee of \$6.00 shall be paid to the City for each tire.
4. A fee of \$20.00 shall be paid to the City by the owner for each appliance collected in the service (such as stoves, microwaves, dishwashers, refrigerators, and dehumidifiers).
5. A fee of \$6.00 shall be paid to the City for metal material that is larger than 2 feet by 3 feet and or heavier than 40 pounds (such as grills, bed rails, exercise bikes).
6. A fee of \$20.00 shall be paid to the City for each collection of a TV or monitor.
7. A fee of \$6.00 shall be paid to the City for the collection of items with a plug in/chord per pick-up (such as VCR's, computer tower, or computer printer), Excluding TVs and monitors.

8. A fee of \$20.00 shall be paid to the City for each collection requested by the for service on a day not receiving weekly collection at the service address in which the collection crew is not in that service area or is not a current weekly solid waste customer of the City.

Service Type FY25 Rates

Refuse

35-Gallon Cart - \$17.25
 48-Gallon Cart - \$19.31
 64-Gallon Cart - \$23.16
 96-Gallon Cart - \$32.53
 48-Gallon - Alley Cart - \$17.25
 64-Gallon - Alley Cart - \$18.67
 96-Gallon - Alley Cart - \$26.92
 Shared Cart Fee Per Unit - \$17.25
 Single-Use Trash Sticker - \$2.00
 Discount for Income Eligible Customers (see Paragraph F of Section 13-6A-F) - (\$8.63)

Organic Waste

Annual Yard Waste Decal - \$40.00
 64-Gallon Cart - \$10.00
 13-Gallon Cart - \$1.00
 Leaf Rake-Out - \$20.00
 Yard Waste Brush Ties - \$1.50
 Single - Use Yard Waste Sticker - \$1.50

Recycling

Recycling Only - Residential & Commercial - \$7.00

Bulky Items

1 Hopper - 3 Cubic Yd of Refuse - \$13.00
 Tire - \$6.00
 Large Metal Material Pick-Up - \$6.00
 Appliance - \$20.00
 TV and Monitors - \$20.00
 Electronic Pick-Up - \$6.00

Miscellaneous

Off-Route / Non-Customer Fee - \$20.00
 Right - Of - Way Removal Fee - \$20.00

13-6A-11: CHARGES; BILLING AND COLLECTION:

- A. City Billing: The City Manager is authorized to bill tenants upon the written request of the property owner and according to a procedure to be established by the City Manager. The property owner in such cases shall provide any information on each tenant's mailing address to aid in the collection of fees for City services. In all cases, the property owner shall remain liable for the payment of all charges required by this chapter.

- B. Monthly Billing: All accounts shall be billed monthly. The payment of bills is subject to the terms of section 13-1C-4 of this title.

C. Unpaid Billing For Class I Premises:

The collection of solid waste provided Class I premises and the maintenance of the availability of such service, whether or not such service is used regularly or not at all by the owner of such Class I premises, is hereby declared a benefit to said premises at least equal to the monthly charges specified, and in case of failure to pay the monthly charge when billed as heretofore provided, then the monthly charge shall become a lien against the property benefited or served and shall be collected in the same manner as general Property Taxes.

- D. Certify Delinquent Accounts To County Treasurer: It is the duty of the City Treasurer to certify the actual rates and fees plus the costs of administration to the County Treasurer as provided in section 13-1C-4 of this title and all such costs will constitute a lien against said property and be collected with and in the same manner as general Property Taxes on said property.

- E. In cases of extreme financial hardship, the City may make adjustments in the monthly collection charges as deemed appropriate. In such cases, the City may require proof of financial status or extreme hardship, as the City may deem necessary.

- F. When resident(s) of a Class I premises meets the HUD "Section 8" guidelines for the size of the household may, upon application to the City Manager or designee, be exempted from one-half (1/2) the established 35-gallon refuse collection service rate. After the initial application, annual review is required.

13-6A-12: PRIVATE COLLECTION SERVICE:

- A. License Required: No person shall engage in the business of removing or hauling solid waste from the premises of another person without a license to do so from the City Manager. The issuance of such license shall be in the manner prescribed and subject to the terms of title 4, chapter 1 of this Code.

- B. Application for License; Fee: Application for such license shall specify the type of equipment and vehicles to be used, the routes to be traveled, the places to be served and the name and residence of the applicant. Such persons shall pay, at the Office of the City Treasurer, an annual license fee of \$25.00 per year for each vehicle engaged in such business.

C. Display of License Number on Vehicle: No person shall operate a vehicle licensed under this section unless the license number is prominently displayed on the lower portion of the driver's side of the windshield in clear view. Such license number shall be affixed to the vehicle not less than five (5) days after the day of issue.

D. Separability of Provisions: It is the intention of the City Council that each subsection, paragraph, sentence, clause, and provision of this section is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this section nor any part thereof other than that affected by such decision.

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 15th day of April 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

5. Establishing Stormwater Management Utility Fee Rates under City of Dubuque Code of Ordinances for Fiscal Year 2025: 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 Farber. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 14-24 Amending City of Dubuque Code of Ordinances Section 13-4-5 (D) SFU Rate, Charges; Utility Revenues. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 14-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES SECTION 13-4-5 (D) SFU RATE, CHARGES; UTILITY REVENUES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That City of Dubuque Code of Ordinances Section 13-4-5 is amended to read as follows:

(D) The SFU rate to be applied to residential and nonresidential properties shall be \$10.50 per SFU.

Section 2. This Ordinance shall take effect on the 1st day of July 2024.

Passed, approved and adopted this 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

6. Five-Year Street Construction Program for Fiscal Years 2025-2029: Motion by Sprank to receive and file the documents and adopt Resolution No. 102-24 Adopting the Five-Year Street Construction Program for Fiscal Years 2025 - 2029. Seconded by Wethal. Motion carried 7-0.

RESOLUTION NO. 102-24

ADOPTING THE FIVE-YEAR STREET CONSTRUCTION PROGRAM FOR FISCAL YEARS 2025 - 2029

Whereas, a recommended Five-Year Street Construction Program for the Fiscal Year 2025 - 2029 beginning July 1, 2024, and ending June 30, 2029, for the City of Dubuque has been prepared and submitted to the City Council; and

Whereas, the Five-Year Street Construction Program: 1) describes specific capital improvement projects; 2) provides estimated costs for those projects; 3) proposes sources of funding; and 4) schedules the fiscal/calendar year during which each project will be undertaken; and

Whereas, the capital improvement projects for the first year of such five-year program are included in the Fiscal Year 2025 budget; and

Whereas, the adoption of the Five-Year Street Construction Program is a prudent measure to provide continuity of programs and is in the best interest of the City of Dubuque.

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

Section 1. That the Five-Year Street Construction Program for Fiscal Years 2025 - 2029 beginning July 1, 2024, set out in the Fiscal Years 2025 - 2029 recommended Capital Improvement Budget, is hereby approved and adopted as the proposed allocation of City resources for capital improvements as scheduled in the years shown, subject to annual review and revision.

Passed, adopted, and approved, this 15th day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

COUNCIL MEMBER REPORTS

Council Member Wethal reported on the 100th anniversary of Medical Associates.

Council Member Jones reported on the Firefighters Association annual dinner. Mr. Jones also reported on attending a ribbon cutting for a transitional living house for men established by the Fountain of Youth Program and Hillcrest Family Services.

Council Member Farber reported on attending the University of Dubuque's annual board meeting and the one-year anniversary of MedOne.

Council Member Sprank reported on the Multicultural Family Center's Celebrate Africa and the Diaspora event.

Mayor Cavanagh reported on presenting at an Iowa Department of Transportation commission meeting. Mayor Cavanagh also reported on two upcoming festivals in Dubuque: The Growing Sustainable Communities Conference and the Julien Dubuque International Film Festival.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:37 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Wethal. Mayor Cavanagh stated for the record that the attorney who will consult with the 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 9:48 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:48 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on April 22, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Council Member Farber.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of approving the demolition of 945 Bluff St.

ACTION ITEMS

1. City Owned Property at 945 Bluff Street – Request Deconstruction: Motion by Jones to receive and file the documents and adopt Resolution No. 103-24 Approving the demolition of historic and city owned property at 945 Bluff Street due to deterioration beyond repair. Seconded by Resnick. Responding to questions from the City Council, Housing & Community Development Director Alexis Steger summarized previous efforts to restore the structure. City Manager Van Milligen stated that incentives are available to property owners to rehabilitate historic properties but that funding limitations prevent all properties from being addressed. City Council Members expressed disappointment in having to demolish a historic structure and expressed support for the city's proactive approach in trying to prevent the deterioration of historic properties. Motion carried 6-0.

RESOLUTION NO. 103-24 APPROVING THE DEMOLITION OF HISTORIC AND CITY OWNED PROPERTY AT 945 BLUFF STREET DUE TO DETERIORATION BEYOND REPAIR

Whereas, the City of Dubuque Historic Preservation Commission recognized by majority vote that the property at 945 Bluff Street is Architecturally and Historically Significant; and

Whereas, the City of Dubuque Historic Preservation Commission issued a certificate of economic non-viability to allow demolition of a structure by majority vote on April 18, 2024; and

Whereas, the City of Dubuque Housing & Community Development Department released two rounds of requests for proposals trying to save the structure to no avail; and

Whereas, for the safety of the public, the Housing & Community Development Department is recommending demolition in a timely manner to prevent collapse.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The demolition of 945 Bluff Street is hereby approved.

Passed, approved and adopted this 22nd day of April 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 5:29 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:30 p.m. on May 6, 2024, 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 work sessions on Project HOPE and iJAG's City Life Presentation.

WORK SESSIONS

1. Project HOPE Update

Alex Baum, Director of Advocacy, Data, and Learning with the Community Foundation of Greater Dubuque presented an update on Project HOPE activities and responded to questions from the City Council.

This work session concluded at 6:01 p.m.

2. Iowa Jobs for America's Graduates (iJAG) City Life Student Presentation to City Council

Community Engagement Coordinator Temwa Phiri made introductory remarks. iJAG Education Specialist Janie Hessong provided an overview of the iJAG program at Stephen Hempstead and Dubuque Senior High Schools. Laila Saunders, Ana Bermudez, Wyleah Jaeger, and Olivia Skemp presented about their experiences participating in City Life and responded to questions from the City Council.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:32 p.m. on May 6, 2024, 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

PROCLAMATION(S)

1. Neighborhood Association Recognition was accepted by Sandy Plumley, Robin Kennicker, Hilary Dalton, Cathy Sorenson, Sheri Copley, Thea Dement, and Jerry Noll on behalf of the Dubuque Neighborhood Associations.

2. Building Safety Month (May 2024) was accepted by Building Code Advisory and Appeals Board Member Tom Townsend on behalf of the Housing and Community Development Department and the Building Code Advisory and Appeals Board.

3. Mental Health Month (May 2024) was accepted by Vicki Gassman and Brenna Burgart on behalf of Mental Health America of Dubuque County.

4. National Cities, Towns, and Villages Month (May 2024) was accepted by Mayor Cavanagh on behalf of the National League of Cities and the City of Dubuque.

5. Preservation Month (May 2024) was accepted by Historic Preservation Commission Vice-Chairperson Thea Dement on behalf of the Planning Services Department and the Historic Preservation Commission.

6. Public Service Recognition Week (May 5-11, 2024) was accepted by Paralegal Jenny Messerich and Multimedia Specialist Felicia Carner on behalf of the City of Dubuque Employee Recognition Committee.

7. Salvation Army Week (May 6-12, 2024) was accepted by Captain David Amick on behalf of The Salvation Army of Dubuque.

8. Walk, Bike, and Roll to School Day (May 8, 2024) was accepted by Assistant Planner Jason Duba on behalf the Safe Routes to School Partnership, consisting of the City of Dubuque, the Dubuque Community School District, and Holy Family Catholic Schools.

9. Public Works Week (May 19-25, 2024) was accepted by Public Works Director Arielle Swift and City Engineer Gus Psihoyos on behalf of the Public Works Department and Engineering Department.

10. Ric Jones 50 Years of Service Recognition: Mayor Cavanagh presented Council Member Jones with a surprise proclamation commemorating his 50 years of service to the City of Dubuque.

CONSENT ITEMS

Council Member Sprank requested Item No. 21 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except for Item No. 21. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: Arts and Cultural Affairs Commission of February 27, 2024; City Council Proceedings of April 8, 9, 15, and 22, 2024; Amended City Council Proceedings of April 4 and 15, 2024; Civil Service Commission of April 10, 2024; Community Development Advisory Commission of March 20, 2024; Five Flags Civic Center Advisory Commission of December 5, 2023; Historic Preservation Commission of March 21, 2024; Housing Appeals and Mediation Board of September 19, 2023; Library Board of Trustees of December 21, 2023; Library Board of Trustees Update of March 28 and April 25, 2024; Parks and Recreation Commission of March 12, 2024; Transit Advisory Board of September 14, 2023; Zoning Advisory Commission of April 3, 2024; Zoning Board of Adjustment of March 28 and April 25, 2024; Proof of Publication for City Council Proceedings of March 18, 25, 26, 27, and 28, and April 1, 2, 4, 8, and 9, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Scott Puccio for vehicle damage; Katherine Shaffer 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: John Klauer for vehicle damage; Cassidy Loffa for vehicle damage; Scott Puccio for vehicle damage; Katherine Shaffer 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. 104-24 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.

**RESOLUTION NO. 104-24
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, IA. 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 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Maturity Extensions of State Revolving Fund Planning and Design Loans, Series 2021A, 2021B and 2021C: Upon motion the documents were received and filed, and Resolution No. 105-24 Extending the Maturity Dates of the City's Sewer Revenue Capital Loan Notes Anticipation Project Notes, Series 2021A-C was adopted.

**RESOLUTION NO. 105-24
RESOLUTION EXTENDING THE MATURITY DATES OF THE CITY'S SEWER REVENUE CAPITAL LOAN NOTES ANTICIPATION PROJECT NOTES, SERIES 2021A-C**

Whereas, the City Council of the City of Dubuque, IA. (the "City"), has previously authorized the issuance of its Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2021A, in a principal amount not to exceed \$970,000 (the "Series 2021A Project Note") to the Iowa Finance Authority, as lender (the "Lender"), for the purpose of paying the cost, to that extent, of planning and designing improvements and extensions to the Municipal Sanitary Sewer System (the "Utility") of the City; and

Whereas, the City Council has also previously authorized the issuance of its Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2021B, in a principal amount not to exceed \$350,000 (the "Series 2021B Project Note") to the Lender for the purpose of paying the cost, to that extent, of planning and designing improvements and extensions to the Utility; and

Whereas, the City Council has also previously authorized the issuance of its Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2021C, in a principal amount not to exceed \$160,000 (the "Series 2021C Project Note") (the Series 2021A Project Note, the Series 2021B Project Note and the Series 2021C Project Note are collectively referred to hereinafter as the "Project Notes") to the Lender for the purpose of paying the cost, to that extent, of planning and designing improvements and extensions to the Utility; and

Whereas, the City intended to refund the Project Notes by their scheduled maturity date on March 19, 2024, through the issuance of bonds or notes, but refunding proceeds were not yet available to the City; and

Whereas, the Lender has agreed to extend the maturity date of the Project Notes to September 19, 2024, on the terms hereinafter set out.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The maturity date of the Project Notes is hereby extended to September 19, 2024, and the Project Notes shall continue to bear interest at the rate of 0% per annum from the date hereof to their maturity.

Section 2. The City Council hereby reserves the right to prepay principal of the Project Notes in whole or in part at any time prior to the maturity thereof with accrued interest to the date of such payment.

Section 3. The Mayor and City Clerk are hereby authorized and directed to enter into whatever legal documents are required by the Lender to effectuate the provisions of this resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved May 6, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

6. 2024 – Q2 Update on Childcare Challenges and Collaborations: Upon motion the documents were received and filed.

7. Burlington Street Water Main Improvement Project 2023: Project Acceptance and Resolution: Upon motion the documents were received and filed, and Resolution No. 106-24 Accepting Public Improvement Contract for the Burlington Street Water Main Improvement Project was adopted.

**RESOLUTION NO. 106-24
ACCEPTING PUBLIC IMPROVEMENT CONTRACT FOR THE BURLINGTON STREET WATER MAIN IMPROVEMENT PROJECT**

Whereas, the public improvement contract for the Burlington Street Water Main Improvement Project (the Project) has been completed by the Contractor, Tschiggfrie Excavating of Dubuque, IA., (Contractor), the Water Department Director has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount is \$351,987.11 of which retainage in the amount \$18,214.95 shall be held for 30 days after acceptance and approval, and paid at that time provided no claims from others are filed; and

Whereas, the City Council finds that the recommendation of the Water Department Director should be accepted.

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

Section 1. The recommendation of the Water Department Director is approved, and the Project is hereby accepted.

Section 2. The Chief Financial Officer is hereby directed to pay to the Contractor the balance of the final payment of \$18,214.95 as provided in Iowa Code chapter 573.13.

Passed, adopted, and approved this 6th day of May 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

8. Award of CY2024 Family Self Sufficiency Coordinator Grant: Upon motion the documents were received and filed, and Resolution No. 107-24 Authorizing the Director of Housing and Community Development to execute the acceptance of the notice of award for the HUD Family Self-Sufficiency Program Grant was adopted.

**RESOLUTION NO. 107-24
AUTHORIZING THE DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT TO EXECUTE THE ACCEPTANCE OF THE NOTICE OF AWARD FOR THE HUD FAMILY SELF-SUFFICIENCY PROGRAM GRANT**

Whereas, the U.S. Department of Housing and Urban Development has published a Notice of Funding Availability (NOFA) for the Family Self-Sufficiency Program to be utilized for the salaries of program coordinators combining the funding for the FSS coordinators that serve Housing Choice Voucher (HCV) participants and/or Public Housing (PH) participants for Calendar Year 2024; and

Whereas, the City of Dubuque has administered Project Self-Sufficiency since September 1987 that became the Family Self-Sufficiency (FSS) Program in July 1994; and

Whereas, the City of Dubuque has received funding for an FSS coordinator continuously from 1994 thru 2019, 2021 thru 2023; and

Whereas, the City of Dubuque proposes to continue administering the FSS program.

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

Section 1: That the Director of Housing and Community Development is hereby authorized and directed to execute the Notice of Award (HUD Form 1044) for the HUD FSS program grant.

Section 2: That the Director of Housing & Community Development is hereby authorized and directed to forward said grant award and resulting standard executed contract to the respective agencies in a timely fashion and as required by the U. S. Department of Housing and Urban Development.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

9. Five Flags Pyrotechnics Permit: City Manager recommended City Council approval of a permit to use pyrotechnics at a music performance at Five Flags on May 17, 2024. Upon motion the documents were received, filed, and approved.

10. Request Approval to Hire a Temporary Summer Teen Night Supervisor Position for the 2024 Season: Upon motion the documents were received, filed, and approved.

11. 2024 Maintenance Dredging Project No. 1 - Award Public Improvement Contract Project Number: 5546000001-304-67990 Harbor Area Dredging: Upon motion the documents were received and filed, and Resolution No. 108-24 Awarding Public Improvement Construction Contract for the 2024 Maintenance Dredging Project No. 1 was adopted.

**RESOLUTION NO. 108-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE 2024 MAINTENANCE DREDGING PROJECT NO. 1**

Whereas, sealed proposals have been submitted by contractors for the 2024 Maintenance Dredging Project No. 1, (the Project) pursuant to Resolution No. 74-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 5th day of April 2024; and

Whereas, said sealed proposal was opened and read on the 25th day of April 2024 and it has been determined that Newt Marine Service, of Dubuque, IA. submitted low bid in the amount of \$312,000.00, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Newt Marine Service and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project, subject to the concurrence of the Iowa DNR and USFWS.

Passed, adopted, and approved this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

12. Kerper Court and Kerper Boulevard Intersection Improvement Project (PROJECT 5521000047): Upon motion the documents were received and filed, and Resolution No. 109-24 Accepting the Kerper Court and Kerper Boulevard Intersection Improvement Project and authorizing final payment to the contractor was adopted.

**RESOLUTION NO. 109-24
ACCEPTING THE KERPER COURT AND KERPER BOULEVARD INTERSECTION IMPROVEMENT PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for the Kerper Court and Kerper Boulevard Intersection Improvement Project (the Project) has been completed by the contractor, Eastern Iowa Excavating and Concrete LLC (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$1,052,761.98; and

Whereas, the Contractor has previously been paid \$1,000,123.88, leaving a balance of \$52,638.10; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$52,638.10 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

13. Schmitt Island Sanitary Improvements Project: City Manager recommended City Council approval of the committee and authorization to release an RFP for a consultant to assist with the design of the Schmitt Island Sanitary Improvements Project. Upon motion the documents were received, filed, and approved.

14. Approval of an Easement Agreement for a Permanent Signage Easement across QWEST Corporation Property on John F. Kennedy Road as part of the Smart Traffic Routing with Efficient Traffic Signals (STREETS) Project: Upon motion the

documents were received and filed, and Resolution No. 110-24 Approving an agreement with QWEST Corporation for a grant of permanent signage easement over QWEST Corporation Property on JFK Road as part of the STREETS Project, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 110-24
APPROVING AN AGREEMENT WITH
QWEST CORPORATION FOR A GRANT OF
PERMANENT SIGNAGE EASEMENT OVER
QWEST CORPORATION PROPERTY ON
JFK ROAD AS PART OF THE STREETS
PROJECT, IN THE CITY OF DUBUQUE, IA.**

Whereas, QWEST Corporation. has executed an Easement Agreement for a Grant of Permanent Signage Easement through, under and across Part of Lot 1 of US West Place in City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of the Easement Agreement for a Grant of Permanent Signage Easement through, under and across Part of Lot 1 of US West Place in City of Dubuque, IA., a copy of which is attached hereto.

Section 2. The City Manager and Mayor are hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Passed, approved and adopted this 6th of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

15. Irrevocable License – 799 Locust Street: City Manager recommended City Council approve the irrevocable license for Cottingham & Butler at 799 Locust Street to encroach in the public right of way as described in the irrevocable license. Upon motion the documents were received, filed, and approved.

16. Southwest Arterial / US52 Corridor Right-of-Way Survey & Replat: AECOM - Consultant Services Supplemental Agreement No. 1: Upon motion the documents were received and filed, and Resolution No. 111-24 Approving the Consultant Professional Services - Supplemental Agreement No. 1 Between AECOM Technical Services, Inc. and the City of Dubuque to complete land survey and replating of property along the Southwest Arterial / US 52 Corridor from US Highway 20 to US Highway 61 / 151 was adopted.

**RESOLUTION NO. 111-24
APPROVING THE CONSULTANT PROFESSIONAL SERVICES -SUPPLEMENTAL AGREEMENT NO. 1 BETWEEN AECOM TECHNICAL SERVICES, INC. AND THE CITY OF DUBUQUE TO COMPLETE LAND SURVEY AND REPLATING OF PROPERTY ALONG THE SOUTHWEST ARTERIAL / US52 CORRIDOR FROM US HIGHWAY 20 TO US HIGHWAY 61 / 151**

Whereas, per the terms of the Memorandum of Understanding (MOU) and the Transfer of Roadway Jurisdiction (TOJ) Agreements between the City and the Iowa Department of Transportation, the City is responsible for the survey and replating of the highway corridor to allow for the roadway and interchange property to be conveyed from the City of the State of Iowa; and

Whereas, now that the Southwest Arterial / US52 project is completed, the City retained AECOM Technical Services, Inc. to survey and plat the highway access control right-of-way, plating the interchange locations, plating right-of-way for the frontage roads, and identifying any potential excess remnant parcels. Once the replating of the highway access control right-of-way is completed from US 20 to US 61 / 151, the highway corridor property will be conveyed from the City of the State of Iowa.

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

Section 1. That said Consultant Professional Services - Supplemental Agreement No. 1 between AECOM Technical Services, Inc. and the City of Dubuque for to complete land survey and replating of property along the Southwest Arterial / US52 corridor from US Highway 20 to US Highway 61 / 151 is hereby approved.

Section 2. That the City Manager be authorized and directed to execute said Consultant Professional Services - Supplemental Agreement No. 1 with AECOM Technical Services, Inc.

Passed, adopted, and approved this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

17. 2024 LEMHWA COPS Grant: City Manager recommended City Council approval to apply for the 2024 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the amount of \$118,062.63. Upon motion the documents were received, filed, and approved.

18. Letter of support for Chronic Wasting Disease Ambassadors: City Manager recommended City Council approval of a letter of support for the Iowa Department of Natural Resources and Iowa State University

Extension to the Wildlife Society's Conservation Education Award for their Chronic Wasting Disease (CWD) course. Upon motion the documents were received, filed, and approved.

19. Letter of Support for Crescent Community Health Center's funding request for the Advance Cancer Prevention and Care for Blacks/African Americans Program: City Manager provided a copy of a letter of support to the Iowa Cancer Consortium Board of Directors to fund Crescent Community Health Center's Advance Cancer Prevention and Care for Blacks/African Americans Program. Upon motion the documents were received, filed, and approved.

20. Amended Citizen Participation Plan: Upon motion the documents were received and filed, and Resolution No. 112-24 Adopting the Amendment of the Citizen Participation Plan for the Community Development Block Grant Program was adopted.

**RESOLUTION NO. 112-24
ADOPTING THE AMENDMENT OF THE CITIZEN PARTICIPATION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Whereas, the City of Dubuque, through a public meeting proposed the Amended Citizen Participation Plan for the Community Development Block Grant Program; and

Whereas, the Community Development Advisory Commission held a public meeting on April 17, 2024 to receive community input on the Amended Citizen Participation Plan for the Community Development Block Grant Program; and

Whereas, the Community Development Advisory Commission unanimously recommended the City Council approve the Amended Citizen Participation plan for the Community Development Block Grant Program on January 17, 2024.

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

Section 1. That the Amended Citizen Participation Plan for the Community Development Block Grant Program, attached hereto and by this reference made a part hereof, is hereby adopted.

Section 2. The City Manager or his designee of the City of Dubuque is hereby authorized to direct staff to implement the Amended Citizen Participation Plan for the Community Development Block Grant Program based on this adopted Plan.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

21. 3000 Jackson Dubuque Brewing and Malting Project Update: Assistant Housing and Community Development Director Michael Belmont summarized recent updates on the building's demolition process and stated that surrounding streets should be opened next week. Motion by Resnick to receive and file the documents. Seconded by Farber. Motion carried 7-0.

22. Letter of Support for FY2025 Community Project Funding Request: City Manager provided a copy of a Letter of Support for Congresswoman Ashley Hinson's FY2025 Community Project Funding Request by Dubuque County for the Dubuque Community Y's new facility as part of their "We Can Be Great Here" Capital Campaign. Upon motion the documents were received, filed, and approved.

23. Signed Contract(s): Memorandum of Understanding between the National League of Cities Institute and Creative Adventure Lab for the City Inclusive Entrepreneurship Program. Upon motion the documents were received and filed.

24. Proposed Amendment to I-NET agreement Exhibit A I-Net Sites between the City of Dubuque and MCC Iowa LLC (Media.com): Upon motion the documents were received, filed, and approved.

25. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 114-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A was adopted.

**RESOLUTION NO. 114-24
APPROVING APPLICATIONS FOR RETAIL CIGARETTE / TOBACCO SALES / NICOTINE / VAPOR PERMITS, AS REQUIRED BY IOWA CODE 453A.47A**

Whereas, applications for Cigarette/Tobacco/Nicotine/Vapor Permit Sales have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the

following named applicants and locations for Cigarette/Tobacco/Nicotine/Vapor retail permit.

Effective from: May 7, 2024, to June 30, 2024

Business Name, Business Address

Dubuque Discount Gas, 10 South Main St.

United Cigar and Tobacco, 333 East 10th St.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, IA. and Wilson House Apts, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Upon motion the documents were received and filed and Resolution No. 115-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a development agreement by and between the City of Dubuque, IA. and Wilson House Apts, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto 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 May 20, 2024 in the Historic Federal Building.

RESOLUTION NO. 115-24 FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND WILSON HOUSE APTS., LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

Whereas, City and Wilson House Apts., LLC have entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W. 13th Street, Dubuque, IA. for the development of property located at 1243 Locust Street; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement, with Wilson House Apts., LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403 pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 20th day of May 2024, at 6:30 p.m. The official agenda will be posted on Friday, May 17, 2024, and will contain listening, viewing, and 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.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Wilson House Apts, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Wilson House Apts, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$75,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 6th day of May, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Setting a Public Hearing for the 2024 Pavement Marking Project: Upon motion the documents were received and filed and Resolution No. 116-24 2024 Pavement Marking Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting date of public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 116-24
2024 PAVEMENT MARKING PROJECT -
PRELIMINARY APPROVAL OF PLANS,
SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST; SETTING DATE
OF PUBLIC HEARING ON PLANS, SPECI-
FICATIONS, FORM OF CONTRACT, AND
ESTIMATED COST; AND ORDERING THE
ADVERTISEMENT FOR BIDS**

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

The proposed plans, specifications, form of contract and estimated cost for the 2024 Pavement Marking Project in the estimated amount \$247,500.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

A public hearing will be held on the 20th day of May, 2023, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

The 2024 Pavement Marking Project is hereby ordered to be advertised for bids for construction.

The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which

notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 23rd day of May 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 3rd day of June 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

3. Setting a Public Hearing for the Tamarack Sanitary Sewer Extension Project (Project ID: 5581500001): Upon motion the documents were received and filed and Resolution No. 117-24 Tamarack Sanitary Sewer Extension 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 May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 117-24
TAMARACK SANITARY SEWER EXTEN-
SION PROJECT - PRELIMINARY APPROV-
AL OF PLANS, SPECIFICATIONS, FORM OF
CONTRACT, AND ESTIMATED COST; SET-
TING DATE OF PUBLIC HEARING ON
PLANS, SPECIFICATIONS, FORM OF CON-
TRACT, AND ESTIMATED COST; AND OR-
DERING THE ADVERTISEMENT FOR BIDS**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Tamarack Sanitary Sewer Extension Project in the estimated amount \$827,972.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 20th day of May, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such

hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Tamarack Sanitary Sewer Extension Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 6th day of June 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 17th day of June 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Setting a Public Hearing for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project (Project ID: 5581500024): Upon motion the documents were received and filed and Resolution No. 118-24 Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment 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 May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 118-24
TWIN RIDGE SANITARY SEWER EXTENSION AND LAGOON ABANDONMENT 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for

the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project in the estimated amount \$955,932.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 20th day of May, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 6th day of June 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 17th day of June 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Setting a Public Hearing on the Granger Creek Lift Station Improvements: Upon motion the documents were received and filed and Resolution No. 119-24 Granger Creek Lift Station Improvements: 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 May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 119-24
GRANGER CREEK LIFT STATION IMPROVEMENTS - 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Grander Creek Lift Station Improvements Project in the estimated amount \$1,190,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 20th day of May, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Granger Creek Lift Station Improvements Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 6th day of June 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 17th day of June 2024, in the Historic Federal Building Council

Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Setting a Public Hearing for the North Grandview Avenue Pavement Rehabilitation Project: Upon motion the documents were received and filed and Resolution No. 120-24 North Grandview Avenue Pavement Rehabilitation 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 May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 120-24
NORTH GRANDVIEW AVENUE PAVEMENT REHABILITATION 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the North Grandview Avenue Pavement Rehabilitation Project in the estimated amount \$582,948.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 20th day of May, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The North Grandview Avenue Pavement Rehabilitation Project is hereby

ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 23rd day of May 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 3rd day of June 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted, and approved this the 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project Initiate Public Improvement Bidding Process and Set Public Hearing: Upon motion the documents were received and filed and Resolution No. 121-24 Setting a public hearing for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 121-24
SETTING A PUBLIC HEARING FOR THE
EAGLE VALLEY, WESTBROOK, AND ENGLISH
RIDGE SUBDIVISION PARKS DEVELOPMENT
PROJECT**

Whereas, the City Council has designated funding for Eagle Valley, Westbrook, and English Ridge Subdivision Parks; and

Whereas, land parcels were donated by subdivision developers for Eagle Valley, Westbrook, and English Ridge Subdivision Parks; and

Whereas, the community was engaged in the planning process of Eagle Valley, Westbrook, and English Ridge Subdivision Parks; and

Whereas, plans and specifications have been prepared for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks; and

Whereas, the City desires to hold a public hearing on the proposed Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 6:30 p.m. on May 20, 2024, for the purpose of holding a public hearing and taking action to approve the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and approve the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Set Public Hearing for Disposition of City-Owned Property at 2601 Jackson St.: Upon motion the documents were received and filed and Resolution No. 122-24 Intent to dispose of an interest in City of Dubuque real estate to Timothy Johnson, setting a time and place for hearing, 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 May 20, 2024 in the Historic Federal Building.

**RESOLUTION NO. 122-24
INTENT TO DISPOSE OF AN INTEREST IN
CITY OF DUBUQUE REAL ESTATE TO
TIMOTHY JOHNSON, SETTING A TIME AND
PLACE FOR HEARING, AND PROVIDING
FOR THE PUBLICATION OF NOTICE
THEREOF**

Whereas, the City of Dubuque, IA. (City) owns 2601 Jackson Street (the Property) legally described as:

The Easterly 70 feet of Lot 376 in Davis Farm a part of Dubuque, in the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, the City acquired the property through purchase in 2018; and

Whereas, it is the recommendation of the Housing and Community Development Department to approve the purchase agreement for the sale to Timothy Johnson according to the terms and conditions set out in the purchase agreement in the public interest of the City of Dubuque.

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

Section 1. That the City of Dubuque, IA., proposes to approve the purchase agreement

of the above-described real estate to Timothy Johnson.

Section 2. That the City Council shall conduct a public hearing on the proposed purchase agreement in the City Council Chambers at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA. on the 20th day of May 2024, beginning at 6:30 PM.

Section 3. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing in the form attached hereto, according to law.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

9. Set Public Hearing for the Fiscal Year 2024 Second Budget Amendment: Upon motion the documents were received and filed and Resolution No. 123-24 Setting the date for the public hearing on Amendment No. 2 to the Fiscal Year 2024 Budget for the City of Dubuque was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 20, 2024, in the Historic Federal Building.

**RESOLUTION NO. 123-24
SETTING THE DATE FOR THE PUBLIC
HEARING ON AMENDMENT NO. 2 TO THE
FISCAL YEAR 2024 BUDGET FOR THE
CITY OF DUBUQUE**

Whereas, Iowa Code Section 384.16 provides that the City Council shall set a time and place for a public hearing on amendments to the budget and publish notice before the hearing as provided in Iowa Code Section 362.3.

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

Section 1. That the City Council shall conduct a public hearing on proposed Amendment No. 2 to the Fiscal Year 2024 budget for the City of Dubuque at the City Council Chambers at the Historic Federal Building, 350 West 6th Street, Dubuque, IA., on Monday, May 20, 2024, beginning at 6:30 p.m.

Section 2. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing, according to law, together with the required budget information.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. Setting a Public Hearing for the Jule's Iowa Department of Transportation's Consolidated Funding: Upon motion the documents were received and filed and Resolution No. 124-24 Setting the date for a public hearing on Iowa DOT Consolidated Funding Application was adopted setting a public hearing for a

meeting to commence at 6:30 p.m. on June 17, 2024, in the Historic Federal Building.

**RESOLUTION NO. 124-24
SETTING THE DATE FOR A PUBLIC HEAR-
ING ON IOWA DOT CONSOLIDATED FUND-
ING 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 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: 2.47% of formula funds
- Total: \$470,237
- From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and persons with disabilities: \$45,560
- 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, IA.:

Section 1. A public hearing will be held as part of the City Council Meeting on June 17, 2024. 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, IA. The purpose of the hearing is to allow public comment on the Consolidated Funding Application.

Passed, adopted and approved this 6th day of May 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Zoning Board of Adjustment: One, 5-Year term through March 25, 2029 (Expired term of Kosel). Applicant: Gwen Kosel, 1130 Arrowhead Dr.

Appointments were made to the following boards/commissions.

1. Civil Service Commission: One, 4-Year term through April 6, 2028 (Expiring term of Heathcote). Applicant: Carla Heathcote, 2529 Stafford St. – Selected by Mayor Cavanagh for appointment at the April 1, 2024, City Council meeting. Motion by Jones to approve the selection of Ms. Heathcote for reappointment to the 4-Year term through April 6, 2028. Seconded by Wethal. Motion carried 7-0.

PUBLIC HEARINGS

1. Resolution Approving a Proposed Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & CO., Inc. Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Wethal to receive and file the documents and adopt Resolution No. 125-24 Approving a Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & Co., Inc. 799 Main, LLC including the issuance of urban tax increment revenue obligations. Seconded by Jones. City Council Members commended the work scheduled for the property. Motion carried 7-0.

RESOLUTION NO. 125-24 APPROVING A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IA., WOODWARD COMMUNICATIONS, INC., AND WHKS & CO., INC. 799 MAIN, LLC INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS

Whereas, Woodward Communications, Inc. is the owner of the property legally described as follows:

Parcel 1025201010: Lot 4, Lot 2 of Lot 5, Lot 1 of Lot 1 of Lot 5, all in Lorimer's Subdivision, and Lot A of Vacated West Ninth Street, in the City of Dubuque, IA., according to the recorded plats thereof
Parcel 1025201012:

Lot 2 of Lot 1 of Lot 5, Lot 6, Lot 7, Lot 8 and the East 50 feet of Lot 9, all in Lorimer's Subdivision; Lot 1 of the Subdivision of Lots 654 and 688, in the City of Dubuque, IA., according to the recorded plats thereof (the Property); and

Whereas, the City Council, by Resolution No. 95-24, dated April 15, 2024, declared its intent to enter into a Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & Co., Inc between the City of Dubuque, IA., and 799 Main, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on May 6, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Woodward Communications, Inc., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & Co., Inc between the City of Dubuque, IA., and 799 Main, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development 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 Development Agreement as herein approved.

Passed, approved and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Public Hearing for Sale of City-Owned Lot at 627 Rhomberg Ave.: Motion by Sprank to receive and file the documents and adopt Resolution No. 126-24 Disposing of city interest in real property at 627 Rhomberg, in the City of Dubuque, IA. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 126-24
DISPOSING OF CITY INTEREST IN REAL
PROPERTY AT 627 RHOMBERG, IN THE
CITY OF DUBUQUE, IA.**

Whereas, the City Council, by Resolution No. 96-24, dated April 15, 2024, declared its intent to dispose of City interest in real property located at 627 Rhomberg Avenue (the Property) legally described as:

Lot 2 of Lot 1 of Lot 35 in Cook's Addition to the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, pursuant to published notice, a public hearing was held on the proposed disposition on May 6, 2024, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.; and

Whereas, it is the determination of the City Council that approval of the purchase agreement for the sale to Karl Williams according to the terms and conditions set out in the purchase agreement is in the public interest of the City of Dubuque.

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

Section 1. The purchase agreement by and between the City of Dubuque and Karl Williams, for the sale of the Property, a copy attached hereto, is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute a Special Warranty Deed, conveying the City's interest in the Property to Karl Williams.

Section 3. That the City Clerk is hereby authorized and directed to cause said Special Warranty Deed to be delivered to the City Attorney's Office, together with a certified copy of the Resolution.

Passed, approved, and adopted this 6th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

PUBLIC INPUT

Catherine Sorenson, 2613 Jackson St., provided input regarding Item Set for Public Hearing No. 8, requesting the city trim a tree located on the property.

ACTION ITEMS

1. 2024 Ken Kringle Awards Presentation: Motion by Resnick to receive and file the documents and listen to the presentation. Seconded by Farber. Planning Services Director Wally Wernimont introduced Historic Preservation Commission Vice-Chairperson Thea Dement, who made a presentation on the 2024 Ken Kringle Historic Preservation Awards. City

Council Members praised the award recipients and their dedication to historic preservation. Motion carried 7-0.

2. Greater Dubuque Development Corporation - Quarterly Update: Motion by Roussell to receive and file the documents and listen to the presentation. Seconded by Resnick. President and CEO Rick Dickinson presented the quarterly update on the activities of the Greater Dubuque Development Corporation (GDDC). Responding to questions from the City Council, Mr. Dickinson summarized the history of the Access Dubuque Jobs website and GDDC's support of the iJAG program. Motion carried 7-0.

3. 2024 Dubuque Area Chamber of Commerce Washington DC Fly-in Report: Motion by Farber to receive and file the documents and listen to the presentation. Seconded by Jones. Director of Strategic Partnerships Teri Goodmann provided a report on the 2024 Dubuque Area Chamber of Commerce Washington DC Fly-in. Council Members thanked Ms. Goodmann for coordinating the event. Motion carried 7-0.

4. Reschedule Work Session: Inclusive Dubuque Update: Motion by Roussell to receive and file the documents and update the work session start time to 6:00 p.m. on Monday, May 20, 2024. Seconded by Wethal. Mayor Cavanagh stated that he will miss the work session due to attending the American Flood Coalition Summit. Motion carried 7-0.

5. Work Session Request: Historic Millwork District Master Plan Update: Motion by Jones to receive and file the documents and reschedule the work session to review the final draft of the Historic Millwork District Master Plan from 5:15 p.m. to 6:00 p.m. on Monday, May 20, 2024. Seconded by Sprank. Clarification from City Clerk Breitfelder that the requested start time of the work session is 5:15 p.m., and that the session is scheduled to conclude at 6:00 p.m. Motion amended by Jones and seconded by Sprank to schedule the work session for 5:15 p.m. Motion carried 7-0.

6. Work Session Request: Equitable Poverty Reduction & Prevention Plan: Motion by Farber to receive and file the documents and schedule the work session for Monday, June 17, 2024, at 5:15 p.m. Seconded by Wethal. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on presenting at the Growing Sustainable Communities Conference, attending Dubuque Trees

Forever's Arbor Day Celebration, volunteering for Dubuque Days of Caring, and volunteering for Dubuque Main Street's Summer Farmer's Market.

Council Member Sprank also reported on Dubuque Days of Caring, in addition to attending the first responder's dinner, neighborhood association meetings, the groundbreaking for The Key Hotel on Chaplain Schmitt Island, and the opening day of the Dubuque Farmers Market. Mr. Sprank also reported on meetings with residents of Table Mound Mobile Home Park and an artist who is making a sculpture out of refurbished Comiskey Park playground equipment for Audubon Elementary.

Council Member Farber congratulated Dr. Jeffrey Bullock on his retirement as President of the University of Dubuque. Ms. Farber also reported on attending the Visiting Nurses Association (VNA)'s golf fundraiser and the upcoming Millwork Night Market.

Council Member Jones also reported on attending The Key Hotel groundbreaking. Mr. Jones additionally reported on the recent adoption of the Dubuque Metropolitan Solid Waste Agency's Strategic Plan, delivering remarks at a Workers Memorial Day event, and the Fire Department's Hall of Fame Awards.

Mayor Cavanagh reported on three recent events that occurred: the Growing Sustainable Communities Conference, the Julien Dubuque International Film Festival, and the University of Iowa's Initiative for Sustainable Communities Partnership.

City Manager Van Milligen stated that Council Member Wethal recently had an op-ed on school safety published in the Telegraph Herald.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:47 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(C),(J) Code of Iowa. Seconded by Wethal. 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 10:34 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:34 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on May 13, 2024, in Conference Room B of City Hall, 50 W. 13th Street.

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

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 PRICE Grant Application.

ITEMS SET FOR PUBLIC HEARING

1. Set Public Hearing for the PRICE Grant Application: Motion by Roussell to receive and file the documents, adopt Resolution No. 127-24 Setting a public hearing to solicit public input for the City of Dubuque PRICE Grant Application to be submitted to the U.S. Department of Housing and Urban Development by June 5, 2024, and set the public hearing for 5:15 p.m. on May 29, 2024, in the Historic Federal Building. Seconded by Farber. Motion carried 7-0.

RESOLUTION NO. 127-24 SETTING A PUBLIC HEARING TO SOLICIT PUBLIC INPUT FOR THE CITY OF DUBUQUE PRICE GRANT APPLICATION TO BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY JUNE 5, 2024

Whereas, the City of Dubuque has prepared a proposed application for the PRICE competitive grant application to submit to the U.S. Department of Housing and Urban Development for consideration; and

Whereas, the City desires to hold a public hearing to receive public input on the proposed PRICE grant application and the proposed project to be undertaken with grant funds.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 5:15 p.m. on May 29, 2024, for the purpose of holding a public hearing, soliciting public input and approving the submission of the PRICE grant application to the U.S. Department of Housing and Urban Development.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review, solicit public input and approve the submission of the PRICE grant application.

Passed, approved and adopted this 13th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 5:16 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on May 20, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Pro Tem Jones; Council Members Farber, Resnick (joined virtually by 5:45 p.m.), Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Absent: Mayor Cavanagh.

Mayor Pro Tem Jones read the call and stated this is a special session of the City Council called for the purpose of conducting work sessions on the Historic Millwork District Master Plan and Inclusive Dubuque.

WORK SESSIONS

1. Historic Millwork District Master Plan Update

Bolton & Menk, Inc. Senior Urban Designer Andrew Dresdner presented the final draft of the Historic Millwork District Master Plan Update and responded to questions from the City Council regarding stakeholder engagement, parking availability, and potential uses of specific buildings.

This work session concluded at 5:52 p.m. The City Council recessed until 6:00 p.m.

2. Inclusive Dubuque

Community Foundation of Greater Dubuque Equity Officer Clara Lopez Ortiz and Vice President of Impact Mary Jo Jean Francois presented an update on Inclusive Dubuque activities. A suggestion was made by the City Council to collect data on digital literacy. Additionally, the City Council provided feedback on the implementation process for a translator program.

There being no further business, Mayor Pro Tem Jones declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on May 20, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Mayor Cavanagh.

Mayor Pro Tem Jones 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

City Clerk Breitfelder announced that Public Hearing No. 4 was removed from the meeting.

PROCLAMATION(S)

1. Apples for Students Months (May - July 2024) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

2. Summer Learning Week (July 15 - 19, 2024) was accepted by Beth McGorry on behalf of the Summer Learning Cooperative.

3. Jewish American Heritage Month (May 2024) was accepted by Council Member Farber on behalf of Temple Beth El.

4. LGBTQ+ Pride Month (June 2024) was accepted by Chuck Harris on behalf of the Multicultural Family Center's Pride Festival 2024 Committee.

CONSENT ITEMS

Motion by Roussell to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 6-0.

1. Minutes and Reports Submitted: Airport Commission of March 26, 2024; Arts & Cultural Affairs of March 26, 2024; City Council Proceedings of May 6 and 13, 2024; Civil Service Commission of April 10, 2024; Community Development Advisory Commission of March

20, 2024; Zoning Advisory Commission Unapproved Minutes of May 1, 2024; Proof of Publication for City Council Amended Proceedings of April 15 and 22, 2024; Proof of Publication for City Council Amended Proceedings of April 4 and 15, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Paul and Paula Herrig for vehicle damage; Southend Tap LLC for property damage; Stacey Humke 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: Paul Herrig for vehicle damage; Southend Tap LLC for property damage; Stacey Humke 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. 128-24 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.

**RESOLUTION NO. 128-24
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, IA. 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 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breifelder, City Clerk

5. Resolution of Support for Workforce Housing Tax Credit Application by 799 Main, LLC: Upon motion the documents were received and filed, and Resolution No. 129-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by 799 Main, LLC was adopted.

**RESOLUTION NO. 129-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY 799 MAIN, LLC**

Whereas, 799 Main, LLC proposes to construct thirty-six (36) multi-family residential units and invest Twelve Million Dollars \$12,000,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, 799 Main, LLC has committed a significant amount of private financing to the Project; and

Whereas, the Project is located in the Greater Downtown Urban Renewal Area which has been so designated by City Council Resolution 123-67, on May 18, 1967 as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

Whereas, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967, and last amended on December 18, 2023, City has the authority to enter

into contracts and agreements to implement the Urban Renewal Plan, as amended, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations; and

Whereas, the City and 799 Main, LLC entered into a Development Agreement dated July 17, 2023, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations, as amended (the Agreement) by Resolution No. 233-23; and

Whereas, 799 Main, LLC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by 799 Main, LLC.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by 799 Main, LLC for necessary tax credits and other benefits directly contributing to the success of the Project at 799 Main Street, Dubuque, IA. 52001.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breifelder, City Clerk

6. Resolution of Support for Workforce Housing Tax Credit Application by Farley & Loetscher, LLC: Upon motion the documents were received and filed, and Resolution No. 130-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Farley & Loetscher, LLC was adopted.

**RESOLUTION NO. 130-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY FARLEY & LOETSCHER, LLC**

Whereas, the City of Dubuque (City) and Farley & Loetscher, LLC entered into a Development Agreement dated September 5, 2023, as amended, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations (the Agreement); and

Whereas, Farley & Loetscher, LLC proposes to construct One Hundred Twenty-Six (126) multi-family residential units and invest Thirty-Six Million Three Hundred Thousand Dollars \$36,300,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Farley & Loetscher, LLC has committed a significant amount of private financing to the Project; and

Whereas, the Project is located in the Greater Downtown Urban Renewal Area which has been so designated by City Council Resolution 123-67, on May 18, 1967, as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

Whereas, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967, and last amended on December 18, 2023, City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations; and

Whereas, Farley & Loetscher, LLC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Farley & Loetscher, LLC.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Farley & Loetscher, LLC for necessary tax credits and other benefits directly contributing to the success of the Project at 801 Jackson Street, Dubuque, IA. 52001.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

7. Fiscal Year 2025 Detailed Budget for Grand River Center: Upon motion the documents were received and filed.

8. Fourth Amendment to Management Agreement Between the City of Dubuque, IA. and ASM Global: Upon motion the documents were received and filed, and Resolution No.

131-24 Approving the Fourth Amendment to the Management Agreement between the City of Dubuque, IA. and ASM Global was adopted.

**RESOLUTION NO. 131-24
APPROVING THE FOURTH AMENDMENT
TO THE MANAGEMENT AGREEMENT BE-
TWEEN THE CITY OF DUBUQUE, IA. AND
ASM GLOBAL**

Whereas, the City of Dubuque (City) and SMG entered into a Management Agreement dated for reference purposes June 21, 2004; and

Whereas, SMG merged into ASM Global; and

Whereas, pursuant to the Third Amendment to the Agreement, the term of the Agreement was extended to June 30, 2024; and

Whereas, the parties now desire to amend the Agreement as set forth in the attached Fourth Amendment extending the Term to June 30, 2025; and

Whereas, the City Council of the City of Dubuque finds that the Fourth Amendment to the Agreement is in the best interest of the City.

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

Section 1. The Fourth Amendment to the Management Agreement attached hereto is hereby approved.

Section 2. The City Manager is hereby authorized and directed to sign the Fourth Amendment on behalf of the City of Dubuque.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

9. Fully Executed Agreement - USDA Forest Service Urban & Community Forest Program Grant: Upon motion the documents were received and filed.

10. Final Plat of The Farm: Upon motion the documents were received and filed, and Resolution No. 132-24 Authorizing approval of the Final Plat of The Farm, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 132-24
AUTHORIZING APPROVAL OF THE FINAL
PLAT OF THE FARM, IN THE CITY OF
DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Final Plat of The Farm, in the City of Dubuque, IA.; and

Whereas, upon said final plat appear public streets to be known Tiffany Court, Uphill Both Ways Road, Linger Longer Lane, and Holy Moly Place (all in Lot A), which the owner by

said final plat has dedicated to the public forever; and

Whereas, upon said final plat appear Lot B and Lot C, which the owner by said final plat has dedicated to the public forever as road right of way of West 32nd Street; and

Whereas, upon said final plat appear certain public utility, emergency services access easement, and storm drainage easements, which the owner by said final plat has dedicated to the public forever; and

Whereas, upon said final plat appears Outlot G (for Public Park), and certain water main, sanitary sewer, storm sewer, and temporary cul-de-sac easements, which the owner by said final plat has dedicated to the City of Dubuque forever; and

Whereas, said final plat has been reviewed by the City Planner and his approval has been endorsed thereon, subject to the owner's agreeing to the conditions specified herein; and

Whereas, said final plat has been examined by the City Council and the City Council find the final plat conforms to the applicable statutes and ordinances, except that streets and public utilities have not yet been completely constructed or installed.

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

Section 1. That the dedication of Tiffany Court, Uphill Both Ways Road, Linger Longer Lane, and Holy Moly Place (all in Lot A), Lot B and Lot C (West 32nd Street Right of Way), Outlot G (for Public Park), together with certain water main, sanitary sewer, storm sewer, and temporary cul-de-sac easements, as they appear on said final plat, to the City of Dubuque be and the same are hereby accepted; and

Section 2. That the Final Plat of The Farm is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA., upon said final plat, provided the owners of said property herein named, execute their written acceptance of the attached conditions and further agree:

- (a) To reduce Tiffany Court (unimproved portion), Uphill Both Ways Road, Linger Longer Lane, and Holy Moly Place (all in Lot A), to grade and to construct longitudinal sub-drain, concrete curb and gutter with asphaltic concrete pavement or with Portland Cement concrete pavement with integral curb, and temporary cul-de-sacs, all in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer, in conformance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer.

gineer. The temporary cul-de-sacs to receive bituminous without curb and gutter, all in accordance with the City's standard specifications in a manner acceptable to the City Engineer, in conformance with construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.

- (b) To grade Public Park (Outlot G) in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer and Leisure Services Manager, in conformance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer.
- (c) To install public sanitary sewer mains and private sewer service laterals into each individual lot, public water mains and private water service laterals into each individual lot, private storm water detention basins, private storm sewers, public storm sewers and catch basins, public boulevard street lighting, public fiber optic conduit and vaults, and erosion control devices all in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer, and in accordance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer, and to coordinate with a private utility company for the installation of private fiber to each residential lot in the subdivision.
- (d) To construct accessible sidewalk ramps at each intersection and street crossings in accordance with City of Dubuque Standards and Specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.
- (e) To construct accessible concrete sidewalk across all lots on the Final Plat designated to be dedicated to the City of Dubuque (Outlot G and Outlot E) in accordance with the City's standards and specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer.
- (f) To construct a right in right out access at the intersection of Uphill Both Ways Road and the Northwest Arterial and associated deceleration lane along the Northwest Arterial in accordance with City of Dubuque Standards and Specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer.

proved by the City Engineer and inspected and approved by the City Engineer.

- (g) To regrade the existing southern embankment and reconstruct the existing bike/hike trail along the Northwest Arterial roadway in accordance with City of Dubuque Standards and Specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.
- (h) To construct the improvements outlined above within three years from the date of acceptance of this resolution, at the sole expense of the owners, or future owner.
- (i) To maintain the improvements outlined above for a period of two (2) years from the date of the acceptance of those improvements by the City Council of the City of Dubuque, IA., at the sole final expense of the owners, or future owner.
- (j) That access to the Northwest Arterial is prohibited from all lots within The Farm except for the right-in/right-out only intersection at the Northwest Arterial and Uphill Both Ways Road.
- (k) To provide security for the performance of the foregoing conditions specified in this resolution in the amount of 110% of the estimated Qualified Costs of the public improvements outlined above, in such form and with such sureties as may be acceptable to the City Manager of the City of Dubuque, IA., and to provide construction inspection fees in the amount of 3% of the estimated Qualified Costs of the public improvements.

Section 3. That sidewalk installation shall be the responsibility of each lot owner for each lot abutting the public rights-of-way, including lots with multiple frontages, as required by City Code Chapter 10-1-2 (Sidewalk Installation and Repair). Per City Code Chapter 16-11-16 (Sidewalks), sidewalk installation shall be required when the development of a lot has been completed. Per City Code Chapter 16-11-16 (Sidewalks), all vacant lots shall have sidewalks installed upon development of eighty percent (80%) of the lots shown on the approved final plat.

Section 4. That the owner must construct and maintain erosion control devices in The Farm which control erosion and prevent sediment from leaving the site. The owner shall be responsible for maintenance of the all storm water detention facilities and appurtenances located on Outlots B, D, and K of The Farm in perpetuity.

Section 5. That the owner must maintain the temporary cul-de-sacs on Tiffany Court and Uphill Both Ways Road, except for snow removal and deicing, until such time as the

development of the adjacent property begins or owner designs and constructs permanent cul-de-sac improvements to current City Standards and dedicates said improvements and an appropriate right of way to the City.

Section 6. That the owner must construct and maintain an emergency services access roadway across Outlot D, in conformance with construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.

Section 7. That the owner must acquire a temporary public cul-de-sac easement for the benefit of the City of Dubuque, in a form acceptable to the City of Dubuque, from the adjacent property owner at the east end of Uphill Both Ways Road in accordance with the construction improvement plans approved by the City Engineer.

Section 8. That the planting of street trees shall be coordinated with the City's Urban Forester. Any tree(s) planted within the street right-of-way must be approved by the Urban Forester. The location and species of tree(s) will be approved by the Urban Forester and planted and cared for through establishment by the developer at the developer's expense.

Section 9. That the final acceptance of the public improvements shall only occur upon certification of the City Engineer to the City Council that the public improvements have been completed in accordance with the approved improvement plans and City standards and specifications and accepted by City Council Resolution.

Section 10. That within 60 days of execution of acceptance of this Resolution Switch Homes, LLC will convey to the City of Dubuque all rights of access to the Northwest Arterial at Highway Station 73+00, method of conveyance to be as mutually agreed upon by Switch Homes, LLC and City. That within 60 days of execution of acceptance of this Resolution, the City of Dubuque will convey and grant new rights of access to the Northwest Arterial at the intersection of the Northwest Arterial and Uphill Both Ways Road, method of conveyance to be as mutually agreed upon by Switch Homes, LLC and City.

Section 11. That in the event Switch Homes, LLC fails to execute the acceptance and furnish the guarantees provided hereof within 180 days after the date of this Resolution, the provisions hereof shall be null and void and the acceptance of the dedication and approval the plat shall not be effective.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

Acceptance Of Resolution No. 132-24

I, the undersigned, Matthew T. Mulligan, representing Switch Homes, LLC, having read the terms and conditions of the Resolution No. 132- 24 and being familiar with the conditions thereof hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, IA. this 17th day of May 2024.

/s/Matthew T. Mulligan, Switch Homes, LLC

11. Maus Park Lake Pump Station Culvert Repair Project Acceptance of Public Improvements and Contract - Project Number: 558650003: Upon motion the documents were received and filed, and Resolution No. 133-24 Accepting the Maus Park Lake Pump Station Culvert Repair Project and authorizing final payment to the contractor was adopted.

RESOLUTION NO. 133-24

ACCEPTING THE MAUS PARK LAKE PUMP STATION CULVERT REPAIR PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR

Whereas, the Public Improvement Contract for the Maus Park Lake Pump Station Culvert Repair Project (the Project) has been completed by Tschiggfrie Excavating (the Contractor), and the City Engineer has examined the work and that the Project be accepted; and

Whereas, the final contract amount for the Project is \$527,942.00; and

Whereas, the Contractor has previously been paid \$501,544.90, leaving a balance of \$26,397.10; 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, IA.:

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

Section 2. The Chief Financial Officer is hereby directed to pay to the Contractor the balance of the retainage of \$26,397.10 as provided in Iowa Chapter 573, and to pay such retainage only in accordance with the provisions of Iowa Code Chapter 573 or Iowa Code Chapter 26.13.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

12. Upper Bee Branch Creek Restoration Railroad Sanitary Interceptor Crossing Project (part of Phase IV of the Bee Branch Watershed Flood Mitigation Project) - Project #5581500003: Acceptance of Public Improvements and Contract: Upon motion the documents were received and filed, and Resolution No. 134-24 Accepting the Upper Bee Branch Creek Restoration Railroad Sanitary Interceptor Crossing Project and authorizing final payment to the contractor was adopted.

ments were received and filed, and Resolution No. 134-24 Accepting the Upper Bee Branch Creek Restoration Railroad Sanitary Interceptor Crossing Project and authorizing final payment to the contractor was adopted.

RESOLUTION NO. 134-24

ACCEPTING THE UPPER BEE BRANCH CREEK RESTORATION RAILROAD SANITARY INTERCEPTOR CROSSING PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR

Whereas, the Public Improvement Contract for the Upper Bee Branch Creek Restoration Railroad Sanitary Interceptor Crossing Project (the Project) has been completed by Engineering & Construction Innovations, Inc (the Contractor), and the City Engineer has examined the work and that the Project be accepted; and

Whereas, the final contract amount for the Project is \$3,289,254.55; and

Whereas, the Contractor has previously been paid \$3,124,791.82, leaving a balance of \$164,462.73; 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, IA.:

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

Section 2. The Chief Financial Officer is hereby directed to pay to the Contractor the balance of the retainage of \$164,462.73 as provided in Iowa Chapter 573, and to pay such retainage only in accordance with the provisions of Iowa Code Chapter 573 or Iowa Code Chapter 26.13.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

13. Award Recording Memo 2024 ADA Sidewalk Curb Ramp Project One: Upon motion the documents were received and filed, and Resolution No. 135-24 Awarding Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project One was adopted.

RESOLUTION NO. 135-24

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 ADA SIDEWALK CURB RAMP PROJECT ONE

Whereas, sealed proposals have been submitted by contractors for the 2024 ADA Sidewalk Curb Ramp Project One, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website and plan room

service with statewide circulation on the 23rd day of April 2024; and

Whereas, said sealed proposals were opened and read on the 3rd day of May 2024 and it has been determined that Midwest Concrete, Inc. of Dubuque, IA submitted the low bid in the amount of \$98,703.00, and is the lowest responsive, responsible bidder for the Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Midwest Concrete, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

14. Award Recording Memo 2024 ADA Sidewalk Curb Ramp Project Two: Upon motion the documents were received and filed, and Resolution No. 136-24 Awarding Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project Two was adopted.

**RESOLUTION NO. 136-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 ADA SIDEWALK CURB RAMP PROJECT TWO**

Whereas, sealed proposals have been submitted by contractors for the 2024 ADA Sidewalk Curb Ramp Project Two, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 23rd day of April 2024; and

Whereas, said sealed proposals were opened and read on the 3rd day of May 2024 and it has been determined that Midwest Concrete, Inc. of Dubuque, IA submitted the low bid in the amount of \$154,422.00, and is the lowest responsive, responsible bidder for the Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Midwest Concrete, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

15. Award Recording Memo Catherine Street Storm Sewer Project: Upon motion the documents were received and filed, and Resolution No. 137-24 Awarding Public Improvement Contract for the Catherine Street Storm Sewer Project was adopted.

**RESOLUTION NO. 137-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE CATHERINE STREET STORM SEWER PROJECT**

Whereas, sealed informal bid proposals have been submitted by contractors for the Catherine Street Storm Sewer Project, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website on the 23rd day of April 2024; and

Whereas, said sealed informal bid proposals were opened and read on the 9th day of May 2024, and it has been determined that Temperley Excavating Co. of East Dubuque, IL submitted the low bid in the amount of \$64,090.93, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Temperley Excavating Co. and the City Manager is hereby directed to execute said Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

16. Schmitt Island Amphitheater Consultant Service Agreement Amendment - Project Number: 3049900010: Upon motion the documents were received and filed, and Resolution No. 138-24 Approving Consultant Professional Services – Agreement Amendment No. 1 between the City of Dubuque and RDG Planning and Design for the Destination Iowa Schmitt Island Amphitheater Project was adopted.

**RESOLUTION NO. 138-24
APPROVING CONSULTANT PROFESSIONAL SERVICES – AGREEMENT AMENDMENT NO. 1 BETWEEN THE CITY OF DUBUQUE AND RDG PLANNING AND DESIGN FOR THE DESTINATION IOWA SCHMITT ISLAND AMPHITHEATER PROJECT**

Whereas, the City Council approved the selection of RDG Planning & Design for the service related to the Destination Iowa Schmitt Island Amphitheater project; and

Whereas, the initial scoping phase of the project is completed and the design is ready to

be advanced, an Amendment to the original Agreement is necessary to increase the reimbursement amount by an additional \$1,133,245; and

Whereas, Agreement Amendment No. 1 approves additional services to the original contract agreement scope of services for RDG for the Destination Iowa Schmitt Island Amphitheater Project; and

Whereas, the City Council finds that it is in the best interest of the City of Dubuque to approve the Agreement Amendment No. 1 attached hereto.

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

Section 1. That Professional Design Services - Agreement Amendment No. 1 with RDG Planning and Design for the Destination Iowa Schmitt Island Amphitheater Project is hereby approved.

Section 2. The Mayor is authorized and directed to execute the Professional Design Services – Agreement Amendment No.1 with RDG Planning and Design.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

17. Irrevocable License – 902 Main St.:
Upon motion the documents were received, filed, and approved.

18. US Highway 20 / Swiss Valley Road Interchange Project City Water Main Relocation and Storm Sewer Improvements Recommend Approval of Iowa DOT Preconstruction Funding Agreement - Iowa DOT Agreement No. 2020-6-036 Iowa DOT Project No. NHSX-020-9 (183)--3H-3: Upon motion the documents were received and filed, and Resolution No. 139-24 Approving the Preconstruction Funding Agreement (Agreement No. 2020-6-036) between the City of Dubuque and Iowa Department of Transportation for City Water Main Relocation and Storm Sewer Improvements associated with the completed US Highway 20 / Swiss Valley Road Interchange Project was adopted.

**RESOLUTION NO. 139-24
APPROVING THE PRECONSTRUCTION
FUNDING AGREEMENT (AGREEMENT NO.
2020-6-036) BETWEEN THE CITY OF
DUBUQUE AND IOWA DEPARTMENT OF
TRANSPORTATION FOR CITY WATER
MAIN RELOCATION AND STORM SEWER
IMPROVEMENTS ASSOCIATED WITH THE
COMPLETED US HIGHWAY 20 / SWISS
VALLEY ROAD INTERCHANGE PROJECT**

Whereas, the US Highway 20 Swiss Valley Interchange Project (Project) recently completed by the Iowa Department of Transportation (Iowa DOT) impacted City water main and also resulted in the construction of Airborne Road and the extension of Chesterfield Drive; and

Whereas, the Iowa DOT was responsible for the design, bid letting, contract administration, and construction inspection of the Project and associated improvements; and

Whereas, in accordance with the provisions of Iowa Administrative Code, the City is responsible for all costs associated with the relocation, modification or adjustment of the City's public utilities that are impacted by the Project; and

Whereas, in accordance with the provisions of Iowa Administrative Code, the City will reimburse the Iowa DOT for its share of the actual Project cost incurred; and

Whereas, as a result of the Project, the City collaborated with the Iowa DOT to reroute impacted water main and construct new water main along Cottingham Road and North Cascade Road at a final cost of \$752,674.72; and

Whereas, as a result of the Project and the extension of Chesterfield Drive to serve the Barrington Lakes Subdivision, the urban street design required the installation of storm sewers to convey storm water drainage at a final cost of \$90,914.50.

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

Section 1. City of Dubuque and the Iowa Department of Transportation hereby agree to partner on the US Highway 20 Swiss Valley Interchange Project, Iowa DOT Project No. NHSX-020-9 (183)--3H-31.

Section 2. In accordance with the provisions of Iowa Administrative Code, the City is responsible for all costs associated with the relocation, modification or adjustment of the City's public utilities that are impacted by the Project.

Section 3. City hereby agrees to reimburse the Iowa DOT for all costs associated with the relocation, modification or adjustment of the City's public utilities that are impacted by the Project.

Section 4. The Mayor is hereby authorized to execute the Preconstruction Funding Agreement (Agreement No. 2020-6-036), between the City of Dubuque and the Iowa Department of Transportation for the US Highway 20 Swiss Valley Interchange Project.

Passed, adopted, and approved this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

19. FY 2025 Community Development Block Grant Annual Action Plan: Upon motion the documents were received and filed, and Resolution No. 140-24 Adopting the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan for Approval was adopted.

**RESOLUTION NO. 140-24
ADOPTING THE FISCAL YEAR 2025 (PROGRAM YEAR 2024) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN FOR APPROVAL**

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 be approved addressing housing and non-housing needs in the community; and

Whereas, the Community Development Advisory Commission held a public hearing on January 17, 2024, April 11, 2024, and a public meeting on May 15, 2024, to receive community input on 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 Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan on January 17, 2024, and May 15, 2024.

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

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

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 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 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

20. 3000 Jackson, Dubuque Brewing and Malting Building Update: Upon motion the documents were received and filed.

21. Contract for CitizenServe Software: Upon motion the documents were received, filed, and approved.

22. Improvement Contracts / Performance, Payment and Maintenance Bonds: Dubuque Barge and Fleeting Service Company for the 2024 Maintenance Dredging Project #1. Upon motion the documents were received, filed, and approved.

23. Signed Contract(s): Lease Agreement with the Dubuque Water Sports Club; Release and Consent Form with the Jeffris Family Foundation Ltd. for funding a consultant to prepare a Historic Structure Report for masonry buildings within Eagle Point Park. Upon motion the documents were received and filed.

24. Water Resource & Recovery Center Signed Contracts for Excess Flow Tank Waste Removal and Hauling: Upon motion the documents were received and filed.

25. Fiscal Year 2025 Dollars & Cents Brochure: Upon motion the documents were received and filed.

26. Annual Budget Process Handout: Upon motion the documents were received and filed.

27. Approved Annual Development by Total Square Footage Handout: Upon motion the documents were received and filed.

28. Annual Building Permits Handout: Upon motion the documents were received and filed.

29. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 141-24 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.

**RESOLUTION NO. 141-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the re-

quirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

Dubuque Discount Gas LLC, 10 Main St.

Renewals

Buffalo Wild Wings, 2805 NW Arterial 1

Days Inn & Spirits Bar & Grill, 1111 Dodge St.

Frannies Bbq LLC, 1850 Central Ave.

Hilton Garden Inn & Q Casino & Houlihan's,

1801 & 1855 Greyhound Park Dr.

Mason Dixon Saloon, 163 Main St.

Shot Tower Inn, 390 Locust St.

Special Event(s) per Special Event Application Submittal

Jubek New World Brewing - Adding outdoor service for 5-4-24, 5-11-24, 5-18-24, 5-25-24, 115 West 11th St.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem

Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 6-0.

1. First Amendment to Grant Agreement with Forward Investments Group LLC for the Rehabilitation of 1047 Bluff Street: Upon motion the documents were received and filed and Resolution No. 142-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a First Amendment to Grant Agreement by and between the City of Dubuque, IA. and Forward Investments Group LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for the publication of notice was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 3, 2024 in the Historic Federal Building.

RESOLUTION NO. 142-24

FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A FIRST AMENDMENT TO GRANT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND FORWARD INVESTMENTS GROUP LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING

THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

Whereas, City of Dubuque, IA. (City) and Forward Investments Group LLC entered into a Grant Agreement, dated the 21st day of August 2023, providing for a Façade Grant, a Planning & Design Grant, a Financial Consultant Grant, and a Housing Creation Grant; and

Whereas, City and Forward Investments Group LLC now desire to amend the Grant Agreement as set forth in the attached First Amendment; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the First Amendment to Grant Agreement with Forward Investments Group LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the First Amendment to Grant Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 3rd day of June 2024, at 6:30 p.m. The official agenda will be posted on Friday, May 31, 2024, and will contain listening, viewing, and public input options. The City Council agenda may be accessed at <https://cityofdubuque.novusagenda.com/AgendaPublic/> or by contacting the City Clerk's Office at 563-589-4100, cityclerk@cityofdubuque.org.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the First Amendment to Grant Agreement relating thereto with Forward Investments Group LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to

Forward Investments Group LLC pursuant to the Grant Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$34,034.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Setting a Public Hearing on a Proposed Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue: Upon motion the documents were received and filed and Resolution No. 143-24 Setting a public hearing for a Subordination Agreement by and among Virtual Velocity, LLC, Dubuque Initiatives, Michael and Denise Erschen, and the City of Dubuque, IA. for interest in property located at 1199 Central Avenue was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 3, 2024 in the Historic Federal Building.

**RESOLUTION NO. 143-24
SETTING A PUBLIC HEARING FOR A SUBORDINATION AGREEMENT BY AND AMONG VIRTUAL VELOCITY, LLC, DUBUQUE INITIATIVES, MICHAEL AND DENISE ERSCHEN, AND THE CITY OF DUBUQUE, IA. FOR INTEREST IN PROPERTY LOCATED AT 1199 CENTRAL AVENUE**

Whereas, the City of Dubuque, IA., (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, the Dubuque Initiatives financing of the Project includes a mortgage (the DI Mortgage) and requires that the City Mortgage be subordinate to the DI 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, IA.:

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 3rd day of June 2024, at 6:30 p.m. The official agenda will be posted on Friday, May 31, 2024, and will contain listening, viewing, and 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.

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 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the South Pointe Housing Urban Renewal Area: Upon motion the documents were received and filed and Resolution No. 144-24 A resolution of necessity finding that certain areas to be included within the South Pointe Housing Urban Renewal Area meet the definition of an Economic Development Area under the Urban Renewal Law, and that development of said areas are necessary in the interest of the residents of the City of Dubuque, IA., and setting dates of hearing and consultation on a proposed Amended and Restated Urban Renewal Plan for said area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 17, 2024 in the Historic Federal Building.

**RESOLUTION NO. 144-24
RESOLUTION OF NECESSITY FINDING
THAT CERTAIN AREAS TO BE INCLUDED
WITHIN THE SOUTH POINTE HOUSING
URBAN RENEWAL AREA MEET THE DEFINITION
OF AN ECONOMIC DEVELOPMENT
AREA UNDER THE URBAN RENEWAL
LAW, AND THAT DEVELOPMENT OF SAID
AREAS ARE NECESSARY IN THE INTEREST
OF THE RESIDENTS OF THE CITY OF
DUBUQUE, IA., AND SETTING DATES OF
HEARING AND CONSULTATION ON A
PROPOSED AMENDED AND RESTATED
URBAN RENEWAL PLAN FOR SAID AREA**

Whereas, the City Council of the City of Dubuque has heretofore approved the Urban Renewal Plan for the South Pointe Housing Urban Renewal Area (the "Area") in order to provide redevelopment opportunities which will further the purposes and objectives of the foregoing Urban Renewal Plan; and

Whereas, City staff has recommended that the Plan be amended to extend the division of revenue for three years in accordance with revisions to Chapter 403 of the Iowa Code, and that the proposed Amended and Restated Urban Renewal Plan ("Plan") be updated to include additional urban renewal project descriptions and make any other necessary revisions; and

Whereas, Chapter 403 of the Iowa Code requires that before urban renewal authority may be exercised, a City Council must adopt a resolution of necessity finding that the area in question is a slum, blighted or economic development area, and that so designating such area is necessary in the interest of the public health, safety or welfare of the residents of the municipality.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and

Restated Urban Renewal Plan for the South Pointe Housing Urban Renewal Area to accomplish the foregoing purposes and objectives, and to include in such Plan any appropriate project activities and details, to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed Plan.

Section 2. That the City Council hold a public hearing on the adoption of the proposed Amended and Restated Urban Renewal Plan for the South Pointe Housing Urban Renewal Area on June 17, 2024, at 6:30 p.m. in the Historic Federal Building, 350 West 6th Street, Dubuque, IA. 52001. The notice of said hearing shall generally identify the areas covered by the Plan and the general scope of the urban renewal activities planned for such areas, and said notice shall be published and available to the public not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the City Clerk is further directed to send by ordinary mail a copy of said Plan, the notice of public hearing, a notice of consultation, and, to the extent the Plan includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District and the Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Zoning Board of Adjustment: One, 5-Year term through March 25, 2029 (Expired term of Kosel). Applicant: Gwen Kosel, 1130 Arrowhead Dr. Motion by Farber to appoint Ms. Kosel to the five-year term through March 25, 2029. Seconded by Sprank. Motion carried 6-0.

PUBLIC HEARINGS

1. Rezoning Request: 1100 Lincoln Avenue: 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 Wethal. Planning Services Director Wally Wernimont provided a

staff report. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 15-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1100 Lincoln Avenue from R-2A Alternate Two-Family Residential District and C-1 Neighborhood Shopping Center District To R-3 Moderate Density Multi-Family Residential District. Seconded by Wethal. Motion carried 6-0.

ORDINANCE NO. 15-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1100 LINCOLN AVENUE FROM R-2A ALTERNATE TWO-FAMILY RESIDENTIAL DISTRICT AND C-1 NEIGHBORHOOD SHOPPING CENTER DISTRICT TO R-3 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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-2A Alternate Two-Family Residential District and C-1 Neighborhood Shopping Center District to R-3 Moderate Density Multi-Family Residential District, to wit:

Lot 1 of Rettenmaier Place and to the centerline of the adjoining public right-of-way, in the City of Dubuque, IA. as shown on Exhibit A.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 20th day of May, 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

2. Rezoning Request: 5501 Old Highway Road: 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 Sprank. Planning Services Director Wally Wernimont provided a staff report. Motion carried 6-0.

Motion by Roussell for final consideration and passage of Ordinance No. 16-24 Amending Title 16 of the City of Dubuque Code of

Ordinances, Unified Development Code, by reclassifying hereinafter described property from Planned Unit Development with PR-Planned Residential Designation to C 3 General Commercial District. Seconded by Sprank. Motion carried 6-0.

ORDINANCE NO. 16-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY FROM PLANNED UNIT DEVELOPMENT WITH PR-PLANNED RESIDENTIAL DESIGNATION TO C-3 GENERAL COMMERCIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 Planned Unit Development with PR-Planned Residential designation to C-3 General Commercial District, to wit:

Lot 1 of the Subdivision of Lot 2 of the East ½ of the NW ¼ of Section 32; Lot 2 of Lot 2 of the East ½ of the NW ¼ of Section 32; Lot 2 of the Subdivision of Lot 2 of the Subdivision of Lot 1 of the Subdivision of the NW ¼ of the NW ¼ of Section 32; and Lot 2 of the Subdivision of Lot 1 of the Subdivision of the SW ¼ of the SW ¼ of Section 29, all in the City of Dubuque, IA. and to the centerline of the adjoining public right-of-way.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 20th day of May, 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

3. Approving a Development Agreement by and between the City of Dubuque, IA. and Wilson House Apts., LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Farber to receive and file the documents and adopt Resolution No. 145-24 Approving a Development Agreement by and between the City of Dubuque, IA., and Wilson House Apts., LLC including the issuance of urban tax increment revenue obligations. Seconded by Wethal. Motion carried 6-0.

**RESOLUTION NO. 145-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA., AND WILSON HOUSE APTS, LLC INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, Wilson House Apts., LLC is the owner of the property legally described as follows:

The Northerly 64 feet of Out Lot No. 662A in the Town (now City) of Dubuque, IA., according to the United States Commissioners' Plat of the Survey of said Town of Dubuque (the Property); and

Whereas, the City Council, by Resolution No. 115-24, dated May 6, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Wilson House Apts., LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on May 20, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Wilson House Apts., LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and between the City of Dubuque, IA., and Wilson House Apts., LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development 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 Development Agreement as herein approved.

Passed, approved and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

4. Public Hearing - 2024 Pavement Marking Project (Project Code 5521000013): This item was removed from the meeting.

5. Public Hearing - Tamarack Sanitary Sewer Extension Project (Project ID: 5581500001): Motion by Wethal to receive and

file the documents and adopt Resolution No. 147-24 Approval of plans, specifications, form of contract, and estimated cost for the Tamarack Sanitary Sewer Extension Project. Seconded by Sprank. Motion carried 6-0.

**RESOLUTION NO. 147-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE TAMARACK SANITARY SEWER EXTENSION PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the Tamarack Sanitary Sewer Extension Project in the estimated amount \$827,972.00, are hereby approved.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

6. Public Hearing - Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project (Project ID: 5581500024): Motion by Sprank to receive and file the documents and adopt Resolution No. 148-24 Approval of plans, specifications, form of contract, and estimated cost for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 148-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE TWIN RIDGE SANITARY SEWER EXTENSION AND LAGOON ABANDONMENT PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project in the estimated amount \$955,932.00, are hereby approved.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

7. Public Hearing - Granger Creek Lift Station Improvements (Project ID: 5581500009): Motion by Wethal to receive and file the documents and adopt Resolution No. 149-24 Approval of plans, specifications, form of contract, and estimated cost for the Granger Creek Lift Station Improvement Project. Seconded by Farber. Motion carried 6-0.

**RESOLUTION NO. 149-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE GRANGER CREEK LIFT
STATION IMPROVEMENTS PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the Granger Creek Lift Station Improvements Project in the estimated amount \$1,190,000.00, are hereby approved.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

8. Public Hearing - North Grandview Avenue Pavement Rehabilitation Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 150-24 Approval of plans, specifications, form of contract, and estimated cost for the North Grandview Avenue Pavement Rehabilitation Project. Seconded by Wethal. Motion carried 6-0.

**RESOLUTION NO. 150-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE NORTH GRANDVIEW AVENUE
PAVEMENT REHABILITATION PROJECT**

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the North Grandview Avenue Pavement Rehabilitation Project in the estimated amount \$460,828.00, are hereby approved.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne Breitfelder, City Clerk

9. Public Hearing Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project: Motion by Farber to receive and file the documents and adopt Resolution No. 151-24 Approval of plans, specifications, and estimated cost for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project. Seconded by Sprank. The City Council shared receipt of input by residents of the Eagle Valley area who did not support the proposed project but did not elaborate on their concerns. Motion carried 6-0.

**RESOLUTION NO. 151-24
APPROVAL OF PLANS, SPECIFICATIONS,
AND ESTIMATED COST FOR THE EAGLE
VALLEY, WESTBROOK, AND ENGLISH**

RIDGE SUBDIVISION PARKS DEVELOPMENT PROJECT

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

Section 1. That the proposed, plans, specifications and estimated cost for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project in the estimated cost amount of \$667,330.00 are hereby approved.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem
Attest: Adrienne N. Breitfelder, City Clerk

10. Public Hearing for Sale of City-Owned Property at 2601 Jackson: Motion by Wethal to receive and file the documents and adopt Resolution No. 152-24 Disposing of City interest in real property at 2601 Jackson, in the City of Dubuque, IA. Seconded by Sprank. City Clerk Breitfelder stated that Catherine Sorenson, 2613 Jackson St., provided comments during the public input portion of the May 6, 2024, City Council meeting. Motion carried 6-0.

**RESOLUTION NO. 152-24
DISPOSING OF CITY INTEREST IN REAL
PROPERTY AT 2601 JACKSON, IN THE
CITY OF DUBUQUE, IA.**

Whereas, the City Council, by Resolution No. 122-24, dated May 6, 2024, declared its intent to dispose of City interest in real property located at 612 Lincoln Avenue (the Property) legally described as:

The Easterly 70 feet of Lot 376 in Davis Farm a part of Dubuque, in the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, pursuant to published notice, a public hearing was held on the proposed disposition on May 20, 2024, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.; and

Whereas, it is the determination of the City Council that approval of the purchase agreement for the sale to Timothy Johnson according to the terms and conditions set out in the purchase agreement is in the public interest of the City of Dubuque.

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

Section 1. The Mayor and City Clerk are hereby authorized and directed to execute a Special Warranty Deed, conveying the City's interest in the Property to Timothy Johnson.

Section 3. That the City Clerk is hereby authorized and directed to cause said Special Warranty Deed to be delivered to the City Attorney's Office, together with a certified copy of

the Resolution.

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem

Attest: Adrienne Breitfelder, City Clerk

11. Fiscal Year 2024 Second Budget Amendment: Motion by Farber to receive and file the documents and adopt Resolution No. 153-24 Amending the current budget for Fiscal Year Ending June 2024 (as last certified or amended on 10/16/2023). Seconded by Sprank. The City Council commended the Budget Department for their work. Motion carried 6-0.

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2024 - AMENDMENT # 2

To the Auditor of Dubuque County, IA.:

The City Council of Dubuque in said County/Counties met on 05/20/2024 06:30 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

**RESOLUTION No. 24-153
AMENDING THE CURRENT BUDGET FOR
FISCAL YEAR ENDING JUNE 2024 (AS
LAST CERTIFIED OR AMENDED ON
10/16/2023)**

**BE IT RESOLVED BY THE COUNCIL OF
CITY OF DUBUQUE**

Section 1. Following notice published/posted 05/09/2024 and the public hearing held 05/20/2024 06:30 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

Continued on next page

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	25,929,410	0	25,929,410
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	25,929,410	0	25,929,410
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	12,193,208	0	12,193,208
Other City Taxes	6	23,073,236	0	23,073,236
Licenses & Permits	7	2,355,200	0	2,355,200
Use of Money & Property	8	18,109,883	-3,299	18,106,584
Intergovernmental	9	73,970,793	9,292,261	83,263,054
Charges for Service	10	53,878,113	0	53,878,113
Special Assessments	11	115,000	0	115,000
Miscellaneous	12	13,206,663	393,758	13,600,421
Other Financing Sources	13	51,752,136	0	51,752,136
Transfers In	14	73,074,875	298,298	73,373,173
Total Revenues & Other Sources	15	347,658,517	9,981,018	357,639,535
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	38,911,682	-7	38,911,675
Public Works	17	18,204,420	1,561,498	19,765,918
Health and Social Services	18	913,248	-3,089	910,159
Culture and Recreation	19	20,093,384	50,737	20,144,121
Community and Economic Development	20	18,960,655	1,085,263	20,045,918
General Government	21	16,555,454	515,574	17,071,028
Debt Service	22	13,007,373	0	13,007,373
Capital Projects	23	146,833,874	1,882,076	148,715,950
Total Government Activities Expenditures	24	273,480,090	5,092,052	278,572,142
Business Type/Enterprise	25	109,927,081	5,216,245	115,143,326
Total Gov Activities & Business Expenditures	26	383,407,171	10,308,297	393,715,468
Transfers Out	27	73,074,875	298,298	73,373,173
Total Expenditures/Transfers Out	28	456,482,046	10,606,595	467,088,641
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-108,823,529	-625,577	-109,449,106
Beginning Fund Balance July 1, 2023	30	252,186,179	0	252,186,179
Ending Fund Balance June 30, 2024	31	143,362,650	-625,577	142,737,073
Explanation of Changes: This amendment adds additional revenue from grants received, private funding, and the appropriation to spend the monies. Adjustment to reflect actual budget of projects.				

Passed, approved, and adopted this 20th day of May 2024.

Ric W. Jones, Mayor Pro Tem

Attest: Adrienne Breitfelder, City Clerk

PUBLIC INPUT

Nino Erba, 180 W. 15th St., spoke in opposition to Action Item No. 1, stating concerns with directing public funds to developers.

Kyle FitzGerald, 13750 Nolan Ln., Peosta, IA, also spoke regarding Action Item No. 1, stating that Stephen Emerson's letter referenced his company, FitzGerald Deconstruction & Reuse. Mr. FitzGerald stated that he is not under contract with Mr. Emerson. Mr. FitzGerald recommended the City Council vote against the funding request.

ACTION ITEMS

1. Funding Request for 3000 Jackson Street, Dubuque Brewing and Malting Building: Motion by Roussell to receive and file the correspondence from Stephen Emerson requesting \$250,000 to salvage the masonry materials from the demolition of 3000 Jackson Street in order to donate the materials to local non-profits and refer to the City Council. Seconded by Wethal. City Council Members expressed their opposition to the request, stating it was an inappropriate use of public funds. Motion amended by Roussell to receive and file and deny the request. Seconded by Wethal. Motion carried 6-0.

2. Ratification of Dubuque Professional Firefighters' Association (DPFA) Collective Bargaining Agreement: Motion by Roussell to receive and file the documents and approve the City of Dubuque/Dubuque Professional Firefighters' Association (DPFA) Collective Bargaining Agreement to become effective on July 1, 2024. Seconded by Farber. Motion carried 6-0.

3. Railroad Quiet Zone Study Recommendations and Request for Approval to Submit a Consolidated Rail Infrastructure and Safety Improvements Grant to the Federal Railroad Administration: Motion by Sprank to receive and file the documents and adopt Resolution No. 154-24 Authorizing the filing of a grant application with the U.S. Department of Transportation Federal Railroad Administration for a Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant to assist with funding for proposed safety, efficiency, and reliability improvements to at-grade railroad crossings in the City of Dubuque. Seconded by Wethal. The City Council expressed support for the project. Motion carried 6-0.

**RESOLUTION NO. 154-24
AUTHORIZING THE FILING OF A GRANT
APPLICATION WITH THE U.S. DEPARTMENT
OF TRANSPORTATION FEDERAL
RAILROAD ADMINISTRATION FOR A CON-**

SOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS (CRISI) GRANT TO ASSIST WITH FUNDING FOR PRO- POSED SAFETY, EFFICIENCY, AND RELI- ABILITY IMPROVEMENTS TO AT-GRADE RAILROAD CROSSINGS IN THE CITY OF DUBUQUE

Whereas, the Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program is designed to improve the safety, efficiency, and reliability of intercity passenger and freight rail where at-grade railroad crossing improvements are one of the eligible projects; and

Whereas, the United States Department of Transportation Federal Railroad Administration provides CRISI grants on a competitive basis; and

Whereas, the federal funding share for CRISI projects is 80% of the proposed cost of eligible at-grade railroad crossing improvements; and

Whereas, the City's funding share for CRISI projects is 20% of the proposed cost of eligible at-grade railroad crossing improvements; and

Whereas, the impending increase in train traffic due to the recent merger of the Canadian Pacific and Kansas City Southern (CPKC) railroads will negatively impact our region with the number of trains passing daily through the downtown urban core of the City doubling, from 9 trains per day to 18 trains per day by 2027; and

Whereas, this increase in daily Class I railroad traffic through the city will lead to significant delays at 13 existing at-grade rail crossings and will hinder the efficient movement of people and goods, significantly impacting vulnerable neighborhoods, emergency response, and key employment centers; and

Whereas, improving safety for all users is a key goal of the CRISI Grant; and

Whereas, the City of Dubuque believes that improving railroad at-grade crossings will help the City achieve its long-term objective of improving safety, and reducing transportation related injuries and deaths; and

Whereas, the Dubuque Metropolitan Area Transportation Study (DMATS) is the Metropolitan Planning Organization (MPO) for the Dubuque Urban and Metropolitan Areas, and will be the lead applicant with support from the City of Dubuque and the City of East Dubuque for the CRISI grant; and

Whereas, Burlington Northern Santa Fe Corporation (BNSF), Canadian National Railway (CN), and Canadian Pacific Kansas City Railroad (CPKC) will be Partners on the CRISI grant; and

Whereas, the City of Dubuque is seeking the necessary CRISI grant funding for the implementation of safety improvements to

existing at-grade rail crossings, and upon completion, in cooperation with Canadian National Railway (CN), and Canadian Pacific Kansas City Railroad (CPKC), be responsible for adequately maintaining and operating the improvements for railroad and public use and benefit during the project's useful life.

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

Section 1. The City of Dubuque is hereby authorized to file the grant application with the United States Department of Transportation Federal Railroad Administration for a CRISI Grant to assist with funding for proposed safety, efficiency, and reliability improvements to at-grade railroad crossing improvements.

Section 2. The City of Dubuque hereby agrees to provide the required 20% local matching funds for the CRISI grant.

Passed, approved, and adopted this 20th day of May 2024

Ric W. Jones, Mayor Pro Tem
Attest: Adreinne N. Breitfelder, City Clerk

COUNCIL MEMBER REPORTS

Council Member Farber reported on the Ken Kringle Historic Preservation Awards and meeting with the State of Iowa Chief Information Officer with Chief Information Officer Chris Kohlmann, Director of Strategic Partnerships Teri Goodmann, and Greater Dubuque Development Corporation's Dave Lyons.

Council Member Wethal reported on attending the Peace Officers Memorial Day event and speaking to a first-grade class at Irving Elementary.

Council Member Jones reported on the city's employee appreciation celebration and Travel Dubuque's hospitality breakfast.

ADJOURNMENT

There being no further business, Mayor Pro Tem Jones declared the meeting adjourned at 7:54 p.m.

/s/Adreinne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on May 29, 2024, 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 setting a public hearing for the 2024 pavement marking project and holding a public hearing for the PRICE Grant Application.

ITEMS SET FOR PUBLIC HEARING

1. 2024 Pavement Marking Project: Initiate Public Bidding Process and Setting Date for Public Hearing: Motion by Roussell to receive and file the documents and adopt Resolution No. 155-24 2024 Pavement Marking Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting date of public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids, thus setting a public hearing for a meeting to commence at 6:30 p.m. on June 3, 2024 in the Historic Federal Building Seconded by Farber. Motion carried 7-0.

RESOLUTION NO. 155-24 2024 PAVEMENT MARKING PROJECT - PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING DATE OF PUBLIC HEARING ON PLANS, SPECI- FICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

Whereas, per Resolution 116-24, City Engineer was hereby directed to advertise for bids for the 2024 Pavement Marking Project (the Project), by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids is hereby abandoned; and

Whereas, per Resolution 116-24, a public hearing for the Project was to be held on the 20th day of May 2024, at 6:30 p.m. in the

Historic Federal Building Council Chambers, 350 W. 6th Street, Dubuque, IA. is hereby abandoned; and

Whereas, per Resolution 116-24, the date for filing bids for the Project before 2:00 p.m. on the 23rd day of May 2024 is hereby abandoned; and

Whereas, per Resolution 116-24, the City Council was to consider awarding the Public Improvement Contract for the Project at 6:30 p.m. on the 3rd day of June 2024, in the Historic Federal Building Council Chambers, 350 West 6th Street, Dubuque, IA. is hereby abandoned.

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the 2024 Pavement Marking Project in the estimated amount \$247,500.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 3rd day of June, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The 2024 Pavement Marking Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 12th day of June 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 17th day of June 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West

6th Street, Dubuque, IA.

Passed, adopted and approved this 29th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC HEARINGS

1. Hold Public Hearing for the PRICE Grant Application: Motion by Jones to receive and file the documents and adopt Resolution No. 156-24 Holding a public hearing to solicit public input and City Council approval for the City of Dubuque PRICE Grant Application to be submitted to the U.S. Department of Housing and Urban Development by July 10, 2024. Seconded by Sprank. Housing and Community Development Director Alexis Steger made a presentation and responded to questions from the City Council regarding timeline, the structure and financing of community land trusts (CLTs), and Community Development Block Grant (CDBG) funding allocated to mobile home rehabilitation. Karla Krapfl, 2604 Garnavillo Dr.; Evan Hudson, 741 W. 3rd St.; State Representative Lindsay James, 2494 Pearl St.; Zoe Fortsen, 299 Main St.; Nino Erba, 180 W. 15th St.; Robert Scott, 721 John Munis St.; Teresa Green, 4109 Bluebird Dr.; Jaime Izaguirre, 1394 Locust St.; Molly Olds, 2702 LaMotte Dr.; Karla Shepherd, 2710 Potosi Dr.; and Gail Weitz, 1630 Lori Ct. spoke in support of the grant application, with many providing specific examples of challenges they have experienced with the current owners of the mobile home parks. Timothy Stauffer, 3901 Inwood Ave., submitted virtual input via the GoToMeeting chat in opposition to the application, citing concerns with neighborhood quality if management transitioned from private ownership. City Clerk Breitfelder announced that written input was received from the following individuals: Kathleen and Harold Werner; Kari Moyer and Tommie Hall, 2802 Kremer Park Dr.; Ralph Roling; Kris Schroeder; Betty Schuster; Kris Hammel, 2763 Bankston; Michael Link, 1190 McGregor; Matt Otterbeck; Jeff Stevens, 2600 Garnavillo Dr.; Kathy Hoffmann; Karla Krapfl; Melissa Steines; Nancy Clark; Angie Thomas, 2539 Hanover Dr.; Kathy Thompson; Sue Luce; Karla Shepherd; Deb Hankenson; Kimberly and Adam Qassebji; Rhonda Scheffert, 2735 Monastery Dr.; Molly Olds, 2702 LaMotte Dr.; and Pamela Brandt, 2785 Monastery Dr. City Council Members expressed support for the proposal, citing it as a great example of a community partnership that could be replicated by other communities. City Council Members thanked residents for providing input and city staff for their work on the application. City Council Members cautioned that the grant is not guaranteed, but that city staff are considering other

options if the grant is not awarded. At the conclusion of the City Council's discussion, Ms. Steger announced that meeting attendees could indicate their support for or opposition to the grant application on a document that she was collecting as part of the application. Motion carried 7-0.

**RESOLUTION NO. 156-24
HOLDING A PUBLIC HEARING TO SOLICIT
PUBLIC INPUT AND CITY COUNCIL AP-
PROVAL FOR THE CITY OF DUBUQUE
PRICE GRANT APPLICATION TO BE SUB-
MITTED TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT BY
JULY 10, 2024**

Whereas, the City of Dubuque has prepared a proposed application for the PRICE competitive grant application to submit to the U.S. Department of Housing and Urban Development for consideration; and

Whereas, the application deadline was extended from June 5, 2024, to July 10, 2024; and

Whereas, the City Council held a public hearing on May 29, 2024, to receive public input on the proposed PRICE grant application and the proposed project to be undertaken with grant funds; and

Whereas, the City requests City Council approval to submit the PRICE grant application to the U.S. Department of Housing and Urban Development after incorporating public comment received.

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

Section 1. That the submission of the PRICE grant application to the U.S. Department of Housing and Urban Development is hereby approved.

Section 2. That the City Manager and the Housing and Community Development Director or their designee, are hereby approved to submit all documentation required to move the application forward for consideration by the U.S. Department of Housing and Urban Development.

Passed, approved, and adopted this 29th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:36 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:15 p.m. on June 3, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber (attended virtually), 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 city prevention and response to an active aggressor situation.

WORK SESSION

City Prevention and Response to an Active Aggressor Situation

Police Chief Jeremy Jensen, Dubuque Community School District (DCSD) Chief Communication Officer Mike Cyze, City Council Member Katy Wethal, and the Community Foundation of Greater Dubuque's Vice President of Community Impact Mary Jo Jean-Francois presented on prevention and response to active aggressor situations. Responding to a question from the City Council about recent state legislation permitting school districts to arm personnel, Chief Jensen stated that the school district determines their policy on arming teachers. City Manager Van Milligen elaborated that DCSD has decided not to arm their teachers, which he supports based on previously presented data indicating shortcomings in hitting intended target. School Resource Officer (SRO) Lieutenant Bruce Deutsch provided information on the Safe+Sound Iowa online anonymous reporting system where students can report concerning information. Mr. Cyze summarized DCSD student training to report concerns. The City Council suggested the Community Foundation's stakeholder discussions include local universities and seminaries. Chief Jensen stated that social emotional learning is an important aspect of prevention and that the issue must be considered holistically. City Council Members emphasized the importance of contacting emergency personnel to report any concerns and expressed interest in exploring policy changes.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:17 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on June 3, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber (attended virtually), 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

City Manager Van Milligen provided an update on the recent storms that impacted the area, including city response activities.

PRESENTATION(S)

1. 2024 Employee SPIRIT Awards Recognition: Assistant City Manager Cori Burbach made a presentation on the 2024 City of Dubuque SPIRIT Awards. As part of the presentation, Public Information Office staff showed a video at the May 9, 2024, City Employee Celebration Event held in conjunction with Public Service Recognition Week. The video can be viewed at: <https://youtu.be/5fUeiAGqdLo>.

PROCLAMATION(S)

1. Upper Mississippi River Wildlife and Fish Refuge Day (June 7, 2024) was accepted by National Mississippi River Museum & Aquarium President & CEO Kurt Strand on behalf of the National Mississippi River Museum & Aquarium.

CONSENT ITEMS

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

1. Minutes and Reports Submitted: City Council Proceedings of May 20, 2024; Community Development Advisory Commission of April 17, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Chicago, Central & Pacific Railroad for property damage; Edward & Diane Claycomb 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: Chicago, Central & Pacific Railroad for property damage; Edward & Diane Claycomb 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. 157-24 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.

**RESOLUTION NO. 157-24
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, IA. 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 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Letter of Support: Local College/Career Access Network (LCAN): Upon motion the documents were received, filed, and approved.

6. North Grandview Avenue Pavement Rehabilitation Project: Upon motion the documents were received and filed, and Resolution No. 158-24 Awarding Public Improvement Contract for the North Grandview Avenue Pavement Rehabilitation Project was adopted.

**RESOLUTION NO. 158-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE NORTH GRANDVIEW AVENUE PAVEMENT REHABILITATION PROJECT**

Whereas, sealed proposals have been submitted by contractors for the North Grandview Avenue Pavement Rehabilitation Project, (the Project) pursuant to Resolution No. 120-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 10th day of May 2024; and

Whereas, said sealed proposals were opened and read on the 23rd day of May 2024 and it has been determined that Eastern Iowa Excavating and Concrete LLC of Cascade, Iowa, submitted low bid in the amount of \$354,756.33, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Eastern Iowa Excavating and Concrete LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. 2024 ADA Sidewalk Curb Ramp Project Three Award Recording Memo: Upon motion the documents were received and filed, and Resolution No. 159-24 Awarding Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project Three was adopted.

**RESOLUTION NO. 159-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 ADA SIDEWALK CURB RAMP PROJECT THREE**

Whereas, sealed informal bid proposals have been submitted by contractors for the 2024 ADA Sidewalk Curb Ramp Project Three, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 3rd day of May 2024; and

Whereas, said sealed proposals were opened and read on the 17th day of May 2024 and it has been determined that Valentine Construction Co., LLC of Dubuque, IA submitted the low bid in the amount of \$169,806.00, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Valentine Construction Co., LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. 2024 ADA Sidewalk Curb Ramp Project Four Award Recording Memo: Upon motion the documents were received and filed, and Resolution No. 160-24 Awarding Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project Four was adopted.

**RESOLUTION NO. 160-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 ADA SIDEWALK CURB RAMP PROJECT FOUR**

Whereas, sealed informal bid proposals have been submitted by contractors for the 2024 ADA Sidewalk Curb Ramp Project Four, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 3rd day of May 2024; and

Whereas, said sealed proposals were opened and read on the 17th day of May 2024 and it has been determined that Drew Cook & Sons Excavating Co. of Dubuque, IA submitted the low bid in the amount of \$109,878.00,

and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Drew Cook & Sons Excavating Co. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

9. 3000 Jackson, Dubuque Brewing and Malting Building Update: Upon motion the documents were received and filed.

10. New Housing Units Highlighting Affordable Projects Handout: Upon motion the documents were received and filed.

11. First Amendment to Lease Agreement by and Among the City of Dubuque, IA., Dubuque Metropolitan Area Solid Waste Agency, and Radio Dubuque, Inc.: Upon motion the documents were received, filed, and approved.

12. Public Works Custodian Staffing Change Recommendation: City Manager recommended City Council approval to increase the Public Works Department Part-Time Custodian position (0.68 FTE) to a Full-Time Custodian (1.00 FTE). Upon motion the documents were received, filed, and approved.

13. Signed Contract(s): Landmark Turf Services, LLC for the Weed Control Flood Control System Spraying 2024; First Amendment to Access Easement Agreement with Butler Children's Garden Foundation, Inc.; Amended and Restated Parking Agreement with Wanderwood Gardens and Dubuque Arboretum and Botanical Gardens. Upon motion the documents were received and filed.

14. Equitable Community Grant Recommendation: Upon motion the documents were received and filed, and Resolution No. 161-24 Awarding Equitable Community Grant to Hills & Dales Childcare Center; and Resolution No. 162-24 Awarding Equitable Community Grant to Red Basket Project were adopted.

**RESOLUTION NO. 161-24
AWARDING EQUITABLE COMMUNITY
GRANT TO HILLS & DALES CHILDCARE
CENTER**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, the City Council in 2022 established a five-year goal of "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable;" and

Whereas, the City Council stated in their vision statement that "Dubuque 2038 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome;" and

Whereas, the City Council mission statement that Dubuque city government's mission is to "deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services;" and

Whereas, the Equitable Community Grant meets the needs of the Dubuque's vision for an equitable community; and

Whereas, efforts which address an Equitable Dubuque principle and offer community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall use grant funds to purchase a vitals machine and specialized toys, and assist with utility, maintenance, and conversion expenses for additional square footage allocated to medical childcare; and

Whereas, the grant recipient shall more effectively support children with disabilities and medical needs, thereby allowing their families and caregivers a better ability to seek employment and contribute to the community; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to strive for an equitable community for all residents.

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

Section 1. The City Council hereby awards an Equitable Community Grant to Hills & Dales Childcare Center.

Section 2. The City Manager or his designee shall enter into a grant agreement with HILLS & DALES CHILDCARE CENTER and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved, and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 162-24
AWARDING EQUITABLE COMMUNITY
GRANT TO RED BASKET PROJECT**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, the City Council in 2022 established a five year goal of "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable;" and

Whereas, the City Council stated in their vision statement that "Dubuque 2038 is a sustainable and resilient city, an inclusive and equitable community where ALL are welcome;" and

Whereas, the City Council mission statement that Dubuque city government's mission is to "deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services;" and

Whereas, the Equitable Community Grant meets the needs of the Dubuque's vision for an equitable community; and

Whereas, efforts which address an Equitable Dubuque principle and offer community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipient shall use grant funds to secure period products for distribution to those in need; and

Whereas, the grant recipient shall tackle period poverty and cultivate an inclusive and equitable community where individuals can thrive irrespective of gender or economic standing; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to strive for an equitable community for all residents.

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

Section 1. The city Council hereby awards an Equitable Community Grant to Red Basket Project.

Section 2. The City Manager or his designee shall enter into a grant agreement with RED BASKET PROJECT and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved, and adopted this 3rd day of June 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

15. Final Plat of South Pointe #2: Upon motion the documents were received and filed, and Resolution No. 163-24 Authorizing approval of the Final Plat of South Pointe #2 in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 163-24
AUTHORIZING APPROVAL OF THE FINAL
PLAT OF SOUTH POINTE #2 IN THE CITY
OF DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Final Plat of South Pointe #2 in the City of Dubuque, IA.; and

Whereas, upon said final plat appear public streets to be known as South Pointe Drive (Lot B), Waterbridge Lane (Lot C), Summit Hill Drive (Lot D), Whisper Woods Lane (Lot E), and Longhollow Drive (Lot F), together with certain public utility, storm sewer, sanitary sewer, and water main easements, which the owner by said final plat has dedicated to the public forever; and

Whereas, upon said Final Plat appear private streets to be known as Edenbrook Lane (Lot G) and Autumn Ridge Lane (Lot H), which the owner by said Final Plat has agreed to own, construct and maintain forever; and

Whereas, the preliminary plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and Whereas, said final plat has been reviewed by the City Planner and his approval has been endorsed thereon, subject to the owner's agreeing to the conditions specified herein; and

Whereas, said final plat has been examined by the City Council and the City Council find the final plat conforms to the applicable statutes and ordinances, except that streets and public utilities have not yet been completely constructed or installed.

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

Section 1. That the dedication of South Pointe Drive (Lot B), Waterbridge Lane (Lot C), Summit Hill Drive (Lot D), Whisper Woods Lane (Lot E), and Longhollow Drive (Lot F), together with certain public utility, storm sewer, sanitary sewer, and water main easements, as they appear on said final plat, be and the same are hereby accepted; and

Section 2. That the private streets of Edenbrook Lane (Lot G) and Autumn Ridge Lane (Lot H) as they appear on said Final Plat, be and the same are hereby approved; and that the dedication of the public utility easements in Autumn Ridge Lane (Lot H) and Edenbrook Lane (Lot G), as they appear on said Final Plat, be and the same are hereby accepted; and

Section 3. That the Final Plat of South Pointe #2 is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA., upon said final plat, provided the owners of said property herein named, execute their written acceptance of the attached conditions and further agree:

(a) To reduce as South Pointe Drive (Lot B), Waterbridge Lane (Lot C), Summit Hill Drive (Lot D), Whisper Woods Lane (Lot E), Longhollow Drive (Lot F), to

grade and to construct longitudinal sub-drain, concrete curb and gutter with asphaltic concrete pavement or with Portland Cement concrete pavement with integral curb, all in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer, in conformance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer.

(b) To reduce the private streets of Edenbrook Lane (Lot G) and Autumn Ridge Lane (Lot H) to grade and to construct longitudinal sub-drain, concrete curb and gutter with asphaltic concrete pavement or with Portland Cement concrete pavement with integral curb, install a private storm water detention facility on Lot A, and to construct an asphaltic concrete emergency access roadway on Lot AA, all in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer, in conformance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer.

(c) To install sanitary sewer mains and sewer service laterals into each individual lot, water mains and water service laterals into each individual lot, storm water detention basins, storm sewers and catch basins, boulevard street lighting, fiber optic conduit and vaults, and to install water and sanitary sewer main extensions through Mineral Lot 488, and install erosion control devices, all in accordance with the City of Dubuque standard specifications in a manner acceptable to the City Engineer, and in accordance with construction improvement plans approved by the City Engineer, and inspected and approved by the City Engineer.

(d) To construct accessible sidewalk ramps at each intersection and street crossings in accordance with City of Dubuque Standards and Specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.

(e) To install concrete sidewalks across Lot J in accordance with City of Dubuque Standards and Specifications, all in a manner acceptable to the City Engineer, and in accordance with the construction improvement plans approved by the City Engineer and inspected and approved by the City Engineer.

(f) To construct the improvements outlined in (a), (b), (c), (d), and (e), above within two years from the date of acceptance of this resolution, at the sole expense of the owners, or future owner.

(g) To maintain the improvements outlined in (a), (c), (d), and (e) above for a period of two (2) years from the date of the acceptance of those improvements by the City Council of the City of Dubuque, IA., at the sole final expense of the owners, or future owner.

(h) To maintain the private street improvements outlined in (b) above forever.

(i) To provide security for the performance of the foregoing conditions specified in this Section in such form and with such sureties as may be acceptable to the City Manager of the City of Dubuque, IA.

Section 4. That sidewalk installation shall be the responsibility of each lot owner for each lot abutting the public rights-of-way, including lots with multiple frontages, as required by City Code Chapter 10-1-2 (Sidewalk Installation and Repair). Per City Code Chapter 16-11-16 (Sidewalks), sidewalk installation shall be required when the development of a lot has been completed. Per City Code Chapter 16-11-16 (Sidewalks), all vacant lots shall have sidewalks installed upon development of eighty percent (80%) of the lots shown on the approved final plat.

Section 5. That the owner must construct and maintain erosion control devices in South Pointe Subdivision which control erosion and prevent sediment from leaving the site. The owner is responsible for the maintenance of the private storm water detention basin facility on Lot A in perpetuity.

Section 6. That the planting of street trees shall be coordinated with the City's Urban Forester. Any tree(s) planted within the street right-of-way must be approved by the Urban Forester. The location and species of tree(s) will be approved by the Urban Forester and planted and cared for through establishment by the developer at the developer's expense.

Section 7. That the final acceptance of the public improvements shall only occur upon certification of the City Engineer to the City Council that the public improvements have been completed in accordance with the approved improvement plans and City standards and specifications and accepted by City Council Resolution.

Section 8. That in the event South Pointe, LLC fails to execute the acceptance and furnish the guarantees provided hereof within 180 days after the date of this Resolution, the provisions hereof shall be null and void and the acceptance of the dedication and approval the plat shall not be effective.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

Acceptance of Resolution No. 163-24

I, the undersigned, James Trausch, representing Dubuque South Pointe, LLC, having read the terms and conditions of Resolution No. 163-24 and being familiar with the conditions thereof hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, IA. this 30th day of May 2024.

/s/James Trausch,
Dubuque South Pointe, LLC

16. Improvement Contracts / Performance, Payment and Maintenance Bonds: Midwest Concrete Inc. for the 2024 ADA Sidewalk Curb Ramp Project One and 2024 ADA Sidewalk Curb Ramp Project Two. Upon motion the documents were received, filed, and approved.

17. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 164-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A was adopted.

**RESOLUTION NO. 164-24
APPROVING APPLICATIONS FOR RETAIL
CIGARETTE / TOBACCO SALES / NICOTINE / VAPOR PERMITS, AS REQUIRED BY
IOWA CODE 453A.47A**

Whereas, applications for Cigarette/Tobacco/Nicotine/Vapor Permit Sales have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Tobacco/Nicotine/Vapor retail permit.

Effective from: July 1, 2024, to June 30, 2025

Business Name, Business Address

Big 10 Mart #10, 1875 John F. Kennedy Rd.

Big 10 Mart #11, 3300 Asbury Rd.

Big 10 Mart #12, 405 Rhomberg Ave.

Big 10 Mart #13, 2100 John F. Kennedy Rd.

Botanicanna, 555 John F. Kennedy Rd. Unit 558

BP Fuel, 1450 Loras Blvd.

Casey's General Store #2420, 2699 Rockdale Rd.

Casey's General Store #2421, 4003 Peru Rd.

Casey's General Store #3473, 1072 Cedar Cross Rd.

Diamond Jo Casino, 301 Bell Street

Downtown Gas & Grocery, 1401 Central Ave.

Eagle Country Market, 1800 Elm St

EZ Stop 1, 1101 Rhomberg Ave.

EZ Stop II, 700 Rhomberg Ave

Family Dollar #21599, 2013 Central Ave #4

Fareway Stores #114, 2050 John F. Kennedy Rd.

Greenleaf Tobacco & Vape, 1620 J. F. Kennedy Rd.

Hammerheads Bar and Billiards, 2095 Kerper Blvd. Ste. #2

Hartig Drug #2, 157 Locust St.

Hartig Drug #3, 2255 John F. Kennedy Rd.

Hartig Drug #4, 2225 Central Ave.

Hartig Drug #8, 1600 University Ave.

Hy-Vee #1 Fast & Fresh, 3270 Dodge St

Hy-Vee #1 Food Store, 3500 Dodge St.

Hy-Vee #2 Fast and Fresh, 2395 NW Arterial

Hy-Vee #2 Food Store, 2395 NW Arterial

Hy-Vee #3 Fast and Fresh, 300 S. Locust St.

Hy-Vee #3 Food Store, 400 South Locust St.

Hy-Vee Wine & Spirits #1, 3500 Dodge St. Ste 2

Kwik Star #236, 2035 John F. Kennedy Rd.

Kwik Star #495, 2685 Dodge St.

Kwik Stop #300, 1215 East 16th St.

Kwik Stop #325, 1210 E. 16th St.

Kwik Stop #48, 3201 Central Ave.

Kwik Stop #58, 3340 John F. Kennedy Rd.

Kwik Stop #72, 2255 Kerper Blvd.

Kwik Stop #76, 2320 Gateway Dr.

Kwik Stop #78, 4039 Pennsylvania Ave.

Kwik Stop #84, 2335 University Ave.

Kwik Stop #86, 2150 Twin Valley Dr.

Midwest Vapors, 2600 Dodge St. Suite B4

Moondog Music, 806 Wacker Dr. #120

Paro Food Mart, 3200 Central Ave.

Q Casino & Resort, 1855 Greyhound Park Dr.

River Bluff, 168 East 10th St.

Super Stop 3, 2360 Central Ave.

The Great Vape, 3250 Central Ave.

The Konnexion, 1099 University Ave.

Tobacco Outlet Plus #504, 806 Wacker Dr. Suite 140

Vapor City Outlet, 3330 Asbury Rd.

Walmart # 2004, 4200 Dodge St.

Passed, approved, and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

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. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, IA. and Millwork Flats, L.L.C. Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Upon motion the documents were received and filed and Resolution No. 165-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and Millwork Flats, L.L.C., including the proposed issuance of urban renewal tax increment revenue obligations relating thereto 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 June 17, 2024 in the Historic Federal Building.

**RESOLUTION NO. 165-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND MILLWORK FLATS, L.L.C., INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and Millwork Flats, L.L.C. have entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W. 13th Street, Dubuque, IA. for the development of property located at 1065 Jackson Street; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement, with Millwork Flats, L.L.C.; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403 pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 17th day of June 2024, at 6:30 p.m. The official agenda will be posted on Friday, June 14, 2024, and will contain listening, viewing, and 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.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Millwork Flats, L.L.C., the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Millwork Flats, L.L.C. pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$3,106,447.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 3rd day of June, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Setting a Public Hearing on a Proposed First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C. and Providing for the Issuance of Urban Renewal Tax Increment Revenue Obligations Pursuant to the Development Agreement: Upon motion the documents were received and filed and Resolution No. 166-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on the First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C.,

including the proposed reimbursement of South Pointe, L.L.C. for certain infrastructure improvements with urban renewal tax increment revenue 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 June 17, 2024 in the Historic Federal Building.

**RESOLUTION NO. 166-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND SOUTH POINTE, L.L.C., INCLUDING THE PROPOSED REIMBURSEMENT OF SOUTH POINTE, L.L.C. FOR CERTAIN INFRASTRUCTURE IMPROVEMENTS WITH URBAN RENEWAL TAX INCREMENT REVENUE AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, the City of Dubuque and South Pointe, L.L.C. have entered into a Development Agreement for the development of property located in the South Pointe Housing Urban Renewal Area (the Development Property); and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the First Amendment to the Development Agreement with South Pointe, L.L.C.; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the First Amendment to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations pursuant to the First Amendment to Development Agreement, to be held on the 17th day of June 2024, at 6:30 o'clock p.m. The official agenda will be posted on Friday, June 14, 2024, and will contain listening, viewing, and public input options. The City Council agenda may be accessed at

<https://cityofdubuque.novusagenda.com/AgendaPublic/> 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the First Amendment to Development Agreement relating thereto with South Pointe, L.L.C., the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the South Pointe Housing Urban Renewal Area, consisting of the funding of reimbursements to South Pointe, L.L.C. for certain infrastructure improvements to be constructed on and within Development Property pursuant to the First Amendment to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$1,600,000 but not to exceed the actual reimbursement of qualified expenses.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 3rd day of June, 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

3. Seippel Road Water Main Lowering Project Initiate Public Bidding Process and Setting Date for Public Hearing - Project Code: 4281000059: Upon motion the documents were received and filed and Resolution No. 167-24 Seippel Road Water Main Lowering 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 June 17, 2024 in the Historic Federal Building.

**RESOLUTION NO. 167-24
SEIPPEL ROAD WATER MAIN LOWERING 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

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Seippel Road Water Main Lowering Project in the estimated construction amount of \$322,500.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 17th day of June, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Seippel Road Water Main Lowering Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 20th day of June 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 1st day of July 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC HEARINGS

1. First Amendment to Grant Agreement with Forward Investments Group LLC: Motion by Sprank to receive and file the documents and adopt Resolution No. 168-24 Approving a First Amendment to Grant Agreement by and between the City of Dubuque, IA. and Forward Investments Group LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for the publication of notice thereof. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 168-24
APPROVING A FIRST AMENDMENT TO GRANT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND FORWARD INVESTMENTS GROUP LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City of Dubuque, IA. (City) and Forward Investments Group LLC entered into a Grant Agreement, dated the 21st day of August 2023, providing for a Façade Grant, a Planning & Design Grant, a Financial Consultant Grant, and a Housing Creation Grant; and

Whereas, City and Forward Investments Group LLC now desire to amend the Grant Agreement as set forth in the attached First Amendment; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the First Amendment to Grant Agreement with Forward Investments Group LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the First Amendment to Grant Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. That the Grant Agreement between the City of Dubuque and Forward Investments Group LLC is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Grant 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 Grant Agreement as herein approved.

Passed, approved and adopted this 3rd day of June, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Approving a Subordination Agreement for Downtown Rehabilitation Loan Program Loan #2-23 - 1199 Central Avenue: Motion by Resnick to receive and file the documents and adopt Resolution No. 169-24 Approving a Subordination Agreement by and among Virtual Velocity, LLC, Dubuque Initiatives, Michael and Denise Erschen, and the City of Dubuque, IA. for interest in property located at 1199 Central Avenue. Seconded by Wethal. Responding to a question from the City Council, City Manager Van Milligen summarized the subordination process. Motion carried 7-0.

**RESOLUTION NO. 169-24
APPROVING A SUBORDINATION AGREEMENT BY AND AMONG VIRTUAL VELOCITY, LLC, DUBUQUE INITIATIVES, MICHAEL AND DENISE ERSCHEN, AND THE CITY OF DUBUQUE, IA. FOR INTEREST IN PROPERTY LOCATED AT 1199 CENTRAL AVENUE**

Whereas, the City of Dubuque, IA., (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:

The Northly 87 feet 1.2 inches of Out Lot 447 in the City of Dubuque, IA., according to the United States Commissioners' Map thereof; locally known as 1199 Central Avenue (the Property); and

Whereas, the Agreement includes the award of a Three Hundred Thousand Dollars (\$300,000.00) 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, the Dubuque Initiatives financing of the Project includes a mortgage (the DI Mortgage) and requires that the City Mortgage

be subordinate to the DI Mortgage pursuant to a Subordination Agreement; and

Whereas, a public hearing was held on the proposed Subordination Agreement was held on June 3, 2024, 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. 169-24.

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

Section 1. The Subordination Agreement by and among Virtual Velocity, LLC, Dubuque Initiatives, Michael and Denise Erschen, and the City of Dubuque, IA. 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.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

3. Public Hearing for the 2024 Pavement Marking Project - Project Code: 5521000013: Motion by Roussell to receive and file the documents and adopt Resolution No. 170-24 Approval of plans, specifications, form of contract, and estimated cost for the 2024 Pavement Marking Project. Seconded by Sprank. City Clerk Breitfelder stated that written input was received by Steve Cook. Responding to questions regarding the bike lane pilot project, Traffic Engineer Justine Hull stated that July is the targeted timeframe to have designated bike lanes painted and that feedback on the program would be solicited via phone calls, traffic camera footage, and partnering with organizations such as Dubuque Forward and Dubuque Main Street. Ms. Hull stated that removing certain parking spaces for the pilot project would result in visitors having to park a half block further away. Ms. Hull further stated that city staff are considering various options to reduce project costs if the city decides to permanently install the bike lanes. Responding to a question about renting parking spaces, Ms. Hull and City Manager Van Milligen stated that while the Transportation Services Department would be most appropriate to answer the question, the city does not rent on-street parking spaces to individuals and that the city's parking ramps have plenty of vacancies. City Council Members expressed support for the bike lane pilot project. Motion carried 7-0.

**RESOLUTION NO. 170-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE 2024 PAVEMENT MARK-
ING PROJECT**

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

Section 1. That the attached plans, speci-
fications, form of contract and estimate of total
cost for the 2024 Pavement Marking Project in
the estimated amount \$247,500.00, are hereby
approved.

Passed, approved, and adopted this 3rd
day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

ACTION ITEMS

1. Adoption of Historic Millwork District
Master Plan Update: Motion by Resnick to
receive and file the documents and adopt
Resolution No. 171-24 Adopting a Master Plan
Update for the Historic Millwork District. Se-
conded by Jones. City Council Members ex-
pressed support for the plan and emphasized
that approving the plan does not mean that
parking spaces in the district will be immedi-
ately eliminated. City Manager Van Milligen
confirmed that many conversations will trans-
pire prior to any action occurring on parking in
the district. Motion carried 7-0.

**RESOLUTION NO. 171-24
ADOPTING A MASTER PLAN UPDATE FOR
THE HISTORIC MILLWORK DISTRICT**

Whereas, the City Council has requested a
Master Plan Update (the Plan) be developed
for the Historic Millwork District (the District);
and

Whereas, Bolton & Menk was hired to as-
sist City staff to prepare the Plan; and

Whereas, several public meetings were
held to provide input on the Plan, a steering
committee composed of stakeholders have
consulted on the Plan, and several City staff
have provided input to the Plan; and

Whereas, the revitalization of the District
will create new housing, commercial, and retail
development opportunities to enhance the
economic development in the downtown; and

Whereas, it is the determination of the City
Council that adoption of the Historic Millwork
District Master Plan Update, attached hereto,
is in the public interest of the City of Dubuque.

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

Section 1. That the Historic Millwork Dis-
trict Master Plan Update prepared by Bolton &
Menk, is hereby adopted.

Section 2. That the City Manager is author-
ized to take such actions as are necessary to
facilitate the recommendations of the Historic
Millwork District Master Plan Update as herein
approved.

Passed, approved and adopted this 3rd day
of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Request for City Council Ratification of
IUOE July 1, 2024, Collective Bargaining
Agreement (CBA): Motion by Roussell to re-
ceive and file the documents and approve the
City of Dubuque/The International Union of
Operating Engineers/AFL-CIO, Local #234
(IUOE) Collective Bargaining Agreement to
become effective on July 1, 2024. Seconded
by Jones. City Council Members thanked city
staff and the union for their work on the
agreement. Motion carried 7-0.

3. Resolutions of Support for Workforce
Housing Tax Credit Applications: Motion by
Jones to receive and file the documents and
adopt Resolution No. 172-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Millwork Flats,
L.L.C.; Resolution No. 173-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Miller Compa-
nies; Resolution No. 174-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Corridordbq,
LLC; Resolution No. 175-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Dubuque Ini-
tiatives; Resolution No. 176-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Plastic Center,
Inc.; Resolution No. 177-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by JB Lofts, LLC;
and Resolution No. 178-24 Supporting the
submission of an Iowa Economic Development
Authority (IEDA) application to the Workforce
Housing Tax Credit Program by Wilson House
Apts, LLC. Seconded by Sprank. City Council
Members and City Manager Van Milligen clar-
ified that adopting the resolution for Millwork
Flats, L.L.C. was a separate action from Item
Set for Public Hearing No. 1. City Council
Members expressed enthusiasm for this being
the highest number of applications submitted
for Dubuque in one year. Motion carried 7-0.

**RESOLUTION NO. 172-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY MILLWORK FLATS, L.L.C.**

Whereas, Millwork Flats, L.L.C. owns the following described real property in the City of Dubuque, IA.:

City Lots 384-387 & S 1/2 of City Lot 388 (1065 Jackson, 163 E 10TH); locally known as 1065 Jackson Street; and

Whereas, Millwork Flats, L.L.C. proposes to construct sixty-two (62) multi-family residential units on the Property and invest approximately Seventeen Million Five Hundred Thousand Dollars (\$17,500,000.00) (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Millwork Flats, L.L.C. has committed a significant amount of private financing to the Project; and

Whereas, the Project is located in the Greater Downtown Urban Renewal Area which has been so designated by City Council Resolution 123-67, on May 18, 1967 as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

Whereas, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967, and last amended on December 18, 2023, City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations; and

Whereas, the City and Millwork Flats, L.L.C. have negotiated a Development Agreement scheduled for public hearing June 17, 2024, including the issuance of a \$500,000 Forgivable Loan and Urban Tax Increment Revenue Obligations, (the Agreement); and

Whereas, once completed, the Property is subject to 10 years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Millwork Flats, L.L.C.'s application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Millwork Flats, L.L.C.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Millwork Flats, L.L.C. for necessary tax credits and other benefits directly contributing to the success of the Project at 1065 Jackson Street, Dubuque, IA. 52001.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 173-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY MILLER COMPANIES**

Whereas, Miller Companies owns the following described real property in the City of Dubuque, IA.:

Lot K Key Gate Center No 3 (the Property); and

Whereas, Miller Companies proposes to construct Thirty-Six (36) multi-family residential units on the Property and invest approximately Twelve Million Dollars \$12,000,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Miller Companies has committed a significant amount of private financing to the Project; and

Whereas, the Project is anticipated to apply for and be eligible for City incentives, as described in a housing creation incentives program approved by City Council by Resolution No. 292-22 on September 6, 2022; and

Whereas, the City will designate an urban revitalization area around the property by December 31, 2024 so that, once completed, the Property is subject to 10 years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Miller Companies' application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Miller Companies.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax

Credit Program by Miller Companies for necessary tax credits and other benefits directly contributing to the success of the Project at the Property, located at the intersection of Flint Hill Drive and Cross Hill Drive in Dubuque.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 174-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY CORRIDORDBQ, LLC**

Whereas, Corridordbq, LLC owns the following described real property in the City of Dubuque, IA.:

SM 1/5 of City Lot 451; locally known as 1527 Central Avenue (the Property); and

Whereas, Corridordbq, LLC proposes to construct Ten (10) multi-family residential units on the Property and invest approximately Two Million Three Hundred Thousand Dollars \$2,300,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Corridordbq, LLC has committed a significant amount of private financing to the Project; and

Whereas, the Project is anticipated to apply for and be eligible for City incentives, as described in a housing creation incentives program approved by City Council by Resolution No. 292-22 on September 6, 2022; and

Whereas, once completed, the Property is subject to 10 years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Corridordbq, LLC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Corridordbq, LLC.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Corridordbq, LLC for necessary tax credits and other benefits directly contributing to the success of the Project at the Property, located at the Property at 1527 Central Avenue in Dubuque.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 175-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY DUBUQUE INITIATIVES**

Whereas, Dubuque Initiatives, Inc. owns the following described real property in the City of Dubuque, IA.:

"Kennedy Central Avenue Place" in City Lot 675; and Lot "A" of "Kennedy Central Avenue Place" in City Lot 675; in the City of Dubuque, IA., according to the recorded plats thereof (the Property); and

Whereas, Dubuque Initiatives proposes to create four (4) multi-family residential units on the Property and invest approximately Six Hundred Fifty Thousand Dollars (\$650,000) in the creation of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Dubuque Initiatives has committed a significant amount of private financing to the Project; and

Whereas, the Project is anticipated to apply for and be eligible for City incentives, as described in a housing creation incentives program approved by City Council by Resolution No. 292-22 on September 6, 2022; and

Whereas, once completed, the Property is subject to ten (10) years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Dubuque Initiatives' application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Dubuque Initiatives.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Dubuque Initiatives for necessary tax credits and other benefits directly contributing to the success of the Project at the Property, located at the Property at 1701 Central Avenue in Dubuque.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 176-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY PLASTIC CENTER, INC.**

Whereas, Plastic Center, Inc. owns the following described real property in the City of Dubuque, IA.:

E 110' of City Lot 614; locally known as 408 W. 5th Street (the Property); and

Whereas, Plastic Center, Inc. proposes to construct Nine (9) multi-family residential units on the Property and invest approximately Two Million Four Hundred Thousand Dollars \$2,400,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Plastic Center, Inc. has committed a significant amount of private financing to the Project; and

Whereas, the Project is anticipated to apply for and be eligible for City incentives, as described in a housing creation incentives program approved by City Council by Resolution No. 292-22 on September 6, 2022; and

Whereas, once completed, the Property is subject to 10 years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Plastic Center, Inc.'s application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by Plastic Center, Inc.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Plastic Center, Inc. for necessary tax credits and other benefits directly contributing to the success of the Project at the Property, located at the Property at 408 W. 5th Street in Dubuque.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 177-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY JB LOFTS, LLC**

Whereas, JB Lofts, LLC owns the following described real property in the City of Dubuque, IA.:

City Lot 449a; S2/5, M1/5, N1/5, N1/2-NM1/5, & S1/2-NM1/5 of City Lot 449; Lots 1, 2, 4, 2-3, & 1-3 of S1/2 of City Lot 456; N1/2 of M1/5 of City Lot 456; locally known as 1301 Central Avenue (the Property); and

Whereas, JB Lofts, LLC proposes to construct Thirty (30) multi-family residential units on the Property and invest approximately Seven Million Dollars \$7,000,000 in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, JB Lofts, LLC has committed a significant amount of private financing to the Project; and

Whereas, the Project is anticipated to apply for and be eligible for City incentives, as described in a housing creation incentives program approved by City Council by Resolution No. 292-22 on September 6, 2022; and

Whereas, once completed, the Property is subject to 10 years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, JB Lofts, LLC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas, the City supports said application to the Workforce Housing Tax Credit Program by JB Lofts, LLC.

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by JB Lofts, LLC for necessary tax credits and other benefits directly contributing to the success of the Project at the Property, located at the Property at 1301 Central Avenue in Dubuque.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 178-24
SUPPORTING THE SUBMISSION OF AN
IOWA ECONOMIC DEVELOPMENT AU-
THORITY (IEDA) APPLICATION TO THE
WORKFORCE HOUSING TAX CREDIT
PROGRAM BY WILSON HOUSE APTS, LLC**

Whereas, Wilson House Apts, LLC owns the following described real property in the City of Dubuque, IA.:

The Northerly 64 feet of Out Lot No. 662A in the Town (now City) of Dubuque, IA., according to the United States Commissioners' Plat of the Survey of said Town of Dubuque the Property); and

Whereas, Wilson House Apts, LLC proposes to construct five (5) multifamily residential units on the Property and invest approximately One Million Five Hundred Thousand Dollars (\$1,500,000.00) in the construction of the units (the Project); and

Whereas, the Project will support the City's efforts to create new housing opportunities for a growing workforce within the community; and

Whereas, Wilson House Apts, LLC has committed a significant amount of private financing to the Project; and

Whereas, the Project is located in the Greater Downtown Urban Renewal Area which has been so designated by City Council Resolution 123-67, on May 18, 1967, as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

Whereas, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967, and last amended on December 18, 2023, City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended, including the issuance of Economic Development Grants and Urban Tax Increment Revenue Obligations; and

Whereas, the City and Wilson House Apts, LLC have negotiated a Development Agreement for reference dated May 20, 2024, including economic development grants and the issuance of Urban Tax Increment Revenue Obligations, (the Agreement) by Resolution No. 145-24; and

Whereas, once completed, the Property is subject to ten (10) years of urban revitalization tax abatement per Iowa Code Chapter 404; and

Whereas, Wilson House Apts, LLC's application to the Workforce Housing Tax Credit Program, a copy of which is attached hereto and by this reference made a part hereof, will provide necessary tax credits and other benefits which will directly contribute to the success of the Project; and

Whereas the City supports said application to the Workforce Housing Tax Credit Program by Wilson House Apts, LLC

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

Section 1. That the City Council of the City of Dubuque hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Wilson House Apts, LLC for necessary tax credits and other benefits directly contributing to the success of the Project at 1243 Locust Street, Dubuque, IA. 52001.

Passed, approved and adopted this 3rd day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

4. Recommendation to Close 15th Street Railroad At-Grade Crossing - Canadian Pacific Kansas City Limited Railroad Request: Motion by Roussell to receive and file the documents and adopt Resolution No. 179-24 Authorizing to permanently close the 15th Street railroad at-grade crossing. Seconded by Wethal. City Council Members lauded the city's data-driven approach to collecting resident input and the possibility of the city becoming a designated quiet zone. Motion carried 7-0.

**RESOLUTION NO. 179-24
AUTHORIZING TO PERMANENTLY CLOSE
THE 15TH STREET RAILROAD AT-GRADE
CROSSING**

Whereas, the impending increase in train traffic due to the recent merger of the Canadian Pacific and Kansas City Southern (CPKC) railroads will negatively impact our City with the number of trains passing daily through the downtown urban core of the City doubling, from 9 trains to 18 trains by 2027; and

Whereas, in consideration of the proposed 14th Street Railroad (vehicular and pedestrian) Overpass bridge, and the City's interest in implementing safety improvements at all eleven (11) railroad at-grade crossings in the downtown area; and

Whereas, said railroad at-grade crossings improvements would allow the City to request the Federal Railroad Administration establish a Railroad Quiet Zone designation for Dubuque; and

Whereas, as part of the CPKC's efforts to improve safety, and reduce delays at railroad crossings, the railroad has identified safety improvements that will need to be made at the 15th Street crossing location; and

Whereas, in lieu of CPKC investing costs at the 15th Street crossing location, the railroad will compensate the City in the amount of \$100,000 for the permanent closure of the existing 15th Street railroad at-grade crossing; and

Whereas, to assist with the implementation of the Railroad Quiet Zone, the railroad will support a grant application by the City to the Iowa Department of Transportation for a crossing-closure incentive match payment of an additional \$100,000 from the State Iowa Section 130 grant program; and

Whereas, there are existing at-grade rail crossings one block to the north at 16th Street and one block to the south at 14th Street; and

Whereas, in furtherance of the City efforts to create a Railroad Quiet Zone designation and to end the noise burden of downtown residents, downtown businesses, and guests at locations such as nearby hotels who experience all of the train horn noise 24 hours a day, it is appropriate to close the 15th Street crossing; and

Whereas, the permanent closure of the 15th Street railroad at-grade crossing will improve safety and help the City establish a Railroad Quiet Zone designation.

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

Section 1. The City is hereby authorized to permanent closure of the existing 15th Street railroad at-grade crossing.

Section 2. The City Manager is authorized to develop and execute an agreement with Canadian Pacific Kansas City Limited Railroad for the permanent closure of the existing 15th Street at-grade railroad crossing.

Passed, approved, and adopted this 3rd day of June 2024

Brad M. Cavanagh, Mayor

Attest: Adreinne N. Breitfelder, City Clerk

5. Recommendation for Replacement Agenda and Meeting Management System: Motion by Jones to receive and file the documents and approve executing the agreement with CivicPlus for their Agenda and Meeting Management Select software to replace NovusAGENDA as the city's software for City Council meeting agendas. Seconded by Sprank. City Council Members thanked the selection committee for their work and emphasized the necessity for changing the city's agenda software. Motion carried 7-0.

6. Work Session Request: Chaplain Schmitt Island Redevelopment Plan: Motion by Jones to receive and file the documents and discuss scheduling the work session. Seconded by Resnick. Council Member Jones suggested modifying the start time to 4:00 p.m. and hosting the session at Q Casino so the City Council could tour their remodeled showroom. Mayor Cavanagh stated many City Council Members may be unable to attend a 4:00 p.m. session and that hosting it in Council Chambers allows the session to be broadcast

and recorded for the public. Motion amended by Jones to schedule the work session for July 15, 2024, at 5:30 p.m. in City Council Chambers. Seconded by Resnick. Motion carried 7-0.

7. Work Session Request: Four Mounds Foundation: Motion by Jones to receive and file the documents and schedule the work session for August 5, 2024, at 6:00 p.m. Seconded by Sprank. Motion carried 7-0.

8. Delivering Dubuque Video - Housing & Community Development: Motion by Roussell to receive and file the documents and view the video. Seconded by Jones. Public Information Office staff showed the newest edition of Delivering Dubuque video series, which focuses on the programs offered by the Housing & Community Development Department. The video can be viewed at <https://youtu.be/WFBsvZZOmnY?si=EpZbXOb0iVxBHbG3>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Sprank reported on attending the Multicultural Family Center's Pride Family Festival.

Council Member Roussell reported on attending a celebration for Marshallese Constitution Day.

Council Member Wethal also reported on the Pride Family Festival and further stated that the state's primary election was occurring on June 4th.

Council Member Resnick reported on the City Council's upcoming goal setting.

Council Member Farber reported on attending the Federal Communications Commission's (FCC) advisory committee meeting last week.

Mayor Cavanagh reported on touring Liberty Recovery Center and attending the American Flood Coalition Summit in Washington, D.C.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:08 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Wethal. 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 9:14 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:15 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:15 p.m. on June 17, 2024, 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 equitable poverty prevention metrics.

WORK SESSION**Equitable Poverty Prevention Metrics Update**

Director of the Office of Shared Prosperity and Neighborhood Support Anderson Sainci, Data Analyst Braden Daniels, Greater Dubuque Development Corporation (GDDC) President & CEO Rick Dickinson, Housing & Community Development Director Alexis Steger, and Transportation Services Director Ryan Knuckey provided an update on the state of poverty in the City of Dubuque and responded to questions from the City Council. In response to questions about the presented data, Mr. Daniels said he could offer additional information on income levels and reasons for mortgage application denials. Mr. Daniels acknowledged the challenges of obtaining the data, given Dubuque's small population and its small subgroups, but he expressed confidence in the data provided. Mr. Sainci stated that GDDC's and Northeast Iowa Community College's (NICC) partnership on Opportunity Dubuque is addressing unemployment. Mr. Sainci advised the City Council to utilize data during their annual goal setting.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:27 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on June 17, 2024, 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

PRESENTATION(S)

1. Bee Branch Creek Railroad Culverts and Pedestrian Tunnel Project Award Presentation: Project Manager Steve Sampson Brown introduced Mike Jansen and Eric Vieth of Strand Associates, who presented the city with the 2024 American Council of Engineering Companies (ACEC) Iowa Grand Prize Award and the 2024 ACEC Wisconsin Best of State Award from the ACEC for the successful completion of the Bee Branch Creek Railroad Culverts and Pedestrian Tunnel Project.

PROCLAMATION(S)

1. Juneteenth National Independence Day (June 19, 2024) was accepted by Multicultural Family Center Director Antonio Mouzon and Multicultural Family Center Board Member Claudette Bees on behalf of the Multicultural Family Center.

CONSENT ITEMS

Council Member Wethal requested Item No. 9 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except for Item No. 9. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of May 29 and June 3, 2024; Civil Service Commission of June 5, 2024; Equity and Human Rights Commission of April 9, 2024; Zoning Advisory Commission of May 1, 2024; Zoning Advisory Commission

Unapproved Minutes of June 5, 2024; Proof of Publication for City Council Proceedings of May 6, May 13, and May 20, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Gregory and Jackie Chapman for vehicle damage; Jonathan Denham for vehicle damage; Lucas Gonyier for property damage; Schneider National Carriers for property 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: Gregory and Jackie Chapman for vehicle damage; Jonathan Dehman for vehicle damage; Lucas Gonyier for property damage; Schneider National Carriers for property 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. 180-24 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.

**RESOLUTION NO. 180-24
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, IA. 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 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitsfelder, City Clerk

5. Walmart, Inc. and Wal-Mart Real Estate Business Trust 2023 Property Tax Appeal Stipulation of Settlement Notice: Senior Counsel transmitted notice of a Stipulation of Settlement for a 2023 property tax appeal filed by Walmart, Inc. and Wal-Mart Real Estate Business Trust for their property located at Parcel No. 1028352901. Upon motion the documents were received and filed.

6. Walmart, Inc. and Sam's Real Estate Business Trust 2023 Property Tax Appeal Stipulation of Settlement: Senior Counsel transmitted notice of a Stipulation of Settlement for a 2023 property tax appeal filed by Walmart, Inc. and Sam's Real Estate Business Trust for their property located at 4400 Asbury Road. Upon motion the documents were received and filed.

7. Tax Appeal Rulings - Comfort Inn and Baymont Inn: Senior Counsel provided a copy two recent rulings by the Iowa Property Assessment Appeal Board upholding the City of Dubuque Board of Review January 1, 2023, assessed values for the Comfort Inn at 4055 McDonald Drive and the Baymont Inn at 4024 McDonald Drive. Upon motion the documents were received and filed.

8. Update on 2023 and 2024 Property Tax Appeals: Upon motion the documents were received and filed.

9. Contracted Service Agreements Fiscal Year 2025: Council Member Wethal stated that she would abstain from voting on this item because her father serves as the President and CEO of GDDC. Motion by Jones to re-

ceive and file the documents and approve the contracted services agreements with the following agencies and authorize the Mayor to execute the contracts on behalf of the City: Dubuque Area Labor-Management Council, Dubuque Dream Center, Dubuque Main Street, Fountain of Youth Program, Four Mounds Foundation to manage the Dubuque Winter Farmers Market, Greater Dubuque Development Corporation, and Travel Dubuque. Seconded by Resnick. Motion carried 6-0 with abstention from Wethal.

10. Contracted Service Agreements Fiscal Year 2025 for Community Foundation of Greater Dubuque: City Attorney recommended City Council approve the attached Contracted Services Agreements with the Community Foundation of Greater Dubuque for Inclusive Dubuque and Project HOPE and authorizes the Mayor to execute the contracts on behalf of the City. Upon motion the documents were received, filed, and approved.

11. July/August 2024 City News Newsletter: Upon motion the documents were received and filed.

12. Corrected Fiscal Year 2025 Dollars & Cents Brochure: City Manager provided a copy of the corrected Fiscal Year 2025 Dollars and Cents brochure. This updated version displays the correct FY25 City Property Tax Payment for the average residential property of \$855.82. A previous version of the brochure listed an incorrect amount of \$885.22. Upon motion the documents were received and filed.

13. Dubuque Jaycees Fireworks Permit: City Manager recommended City Council approval to issue a permit to the Dubuque Jaycees for a fireworks display on July 3, 2024, with a rain date of July 4, 2024. Upon motion the documents were received, filed, and approved.

14. Dubuque Golf and Country Club Fireworks Permit: City Manager recommended City Council approval to issue a permit to the Dubuque Golf and Country Club for a fireworks display on July 4, 2024, with a rain date of July 5, 2024. Upon motion the documents were received, filed, and approved.

15. Fiscal Year 2025 Purchase of Services Grant Recommendations & Agreements: Upon motion the documents were received and filed, and Resolution No. 181-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Four Mounds Foundation; Resolution No. 182-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Four Oaks Family and Children's Services;

Resolution No. 183-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Iowa Legal Aid; Resolution No. 184-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Northeast Iowa Area Agency on Aging, Inc.; Resolution No. 185-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Presentation Lantern Center; Resolution No. 186-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to St. Mark Youth Enrichment; Resolution No. 187-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Waypoint were adopted.

**RESOLUTION NO. 181-24
AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO FOUR MOUNDS FOUNDATION**

Whereas, Four Mounds Foundation prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Four Mounds Foundation be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 182-24
RESOLUTION AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO FOUR OAKS FAMILY AND CHILDREN'S SERVICES**

Whereas, Four Oaks Family and Children's Services prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Four Oaks Family and Children's Services be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 183-24
AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO IOWA LEGAL AID**

Whereas, Iowa Legal Aid prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Iowa Legal Aid be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 184-24
RESOLUTION AUTHORIZING EXECUTION
OF FY25 PURCHASE OF SERVICES GRANT
AGREEMENT TO NORTHEAST IOWA AREA
AGENCY ON AGING, INC.**

Whereas, Northeast Iowa Area Agency on Aging, Inc. prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Northeast Iowa Area Agency on Aging, Inc. be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 185-24
AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO PRESENTATION LANTERN CENTER**

Whereas, Presentation Lantern Center prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Presentation Lantern Center be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 186-24
AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO ST. MARK YOUTH ENRICHMENT**

Whereas, St. Mark Youth Enrichment prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to St. Mark Youth Enrichment be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**RESOLUTION NO. 187-24
AUTHORIZING EXECUTION OF FY25 PURCHASE OF SERVICES GRANT AGREEMENT TO WAYPOINT**

Whereas, Waypoint prepared and submitted requests to provide support for human

service programs in the City of Dubuque; and
Whereas, the City Council approved the Fiscal Year 2025 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on May 15, 2024; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2024, for Purchase of Services Grant to Waypoint be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

16. First Amendment to CDBG Subrecipient Agreement between the City of Dubuque and Catholic Charities of the Archdiocese of Dubuque: Upon motion the documents were received and filed, and Resolution No. 188-24 Authorizing the First Amendment to the CDBG Subrecipient Agreement between the City of Dubuque and Catholic Charities of the Archdiocese of Dubuque was adopted.

**RESOLUTION NO. 188-24
AUTHORIZING THE FIRST AMENDMENT
TO THE CDBG SUBRECIPIENT AGREEMENT
BETWEEN THE CITY OF DUBUQUE
AND CATHOLIC CHARITIES OF THE
ARCHDIOCESE OF DUBUQUE**

Whereas, the City of Dubuque and Catholic Charities of the Archdiocese of Dubuque entered into a CDBG Subrecipient Agreement dated September 18, 2023, with respect to a rehab to completely replace and modernize two electric elevators; and

Whereas, the parties desire to modify the Subrecipient Agreement as set out in the First Amendment to the Subrecipient Agreement attached hereto; and

Whereas, the Ecumenical Tower provides services to a minimum of 51% low/moderate income residents, meeting the CDBG National Objective of Low/Mod-Income Housing benefit, and eligible activity of 14B: Rehab, Multi-Unit Residential.

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

Section 1. That the First Amendment to the CDBG Subrecipient Agreement be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized to execute the First Amendment.

Section 3. That the Mayor of the City of Dubuque Iowa is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Amendment and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

17. Agreement between the City of Dubuque and Rabbit Hollow Nature Conservancy, Inc. for the Grant of Easements for Sanitary Sewer Utility and Sanitary Sewer Access for the Phase One Old Mill Road Lift Station Project: Upon motion the documents were received and filed, and Resolution No. 189-24 Approving an Agreement by and between the City of Dubuque, IA. and Rabbit Hollow Nature Conservancy, Inc. for the Grant of Easements for Sanitary Sewer Utility and Sanitary Sewer Access for the Old Mill Rd. Lift Station Project was adopted.

**RESOLUTION NO. 189-24
APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND RABBIT HOLLOW NATURE CONSERVANCY, INC. FOR THE GRANT OF EASEMENTS FOR SANITARY SEWER UTILITY AND SANITARY SEWER ACCESS FOR THE OLD MILL RD. LIFT STATION PROJECT**

Whereas, Rabbit Hollow Nature Conservancy, Inc. is the owner of the following described real property in Dubuque County, IA.:

Parts of Lot A of Old Mill Subdivision No. 3 and Lot 2 of McNamer Acres #4, in the City of Dubuque, IA., as shown on Exhibit A attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place and Lot 1 of Rabbit Hollow Place # 2, in the City of Dubuque, IA., as shown on Exhibit B attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place # 2, in the City of Dubuque, IA., as shown on Exhibit C attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place and Lot 1 of Rabbit Hollow Place # 2 and Lot 1 of Rabbit Hollow Place # 7, in the City of Dubuque, IA., as shown on Exhibit D

attached hereto and by reference made a part hereof;
Parts of Lots 1, 2, 3, and 4 of Faldorf-Dockal Woodland Preserve, in the City of Dubuque, IA., as shown on Exhibit E attached hereto and by reference made a part hereof; and

Whereas, the purchase of easements on the above-described property as set forth in the attached Agreement for the Grants of Easements by the City of Dubuque is necessary for the construction of the Old Mill Rd. Lift Station Project; and

Whereas, the City Council of the City of Dubuque finds that the purchase of the easements is in the best interest of the City of Dubuque.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. AS FOLLOWS:

Section 1. The Agreement for the Grants of Easements is hereby approved.

Section 2. Upon receipt by Rabbit Hollow Nature Conservancy, Inc. of consideration recited in the Grants of Easements, Rabbit Hollow Nature Conservancy, Inc. shall deliver the Grants of Easements to the City.

Section 3. The City Manager is authorized and directed to take such action as is necessary to carry out the purchase of the Grants of Easements.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

18. Purchase Agreement between the City of Dubuque, Rabbit Hollow Nature Conservancy, Inc. and Iowa Natural Heritage Foundation: Upon motion the documents were received and filed, and Resolution No. 190-24 Approving a Purchase Agreement between the City of Dubuque, Rabbit Hollow Nature Conservancy, Inc. and Iowa Natural Heritage Foundation and authorizing the acceptance of the deed to certain real estate in Dubuque County, IA. was adopted.

**RESOLUTION NO. 190-24
APPROVING A PURCHASE AGREEMENT
BETWEEN THE CITY OF DUBUQUE, RABBIT
HOLLOW NATURE CONSERVANCY,
INC. AND IOWA NATURAL HERITAGE
FOUNDATION AND AUTHORIZING THE
ACCEPTANCE OF THE DEED TO CERTAIN
REAL ESTATE IN DUBUQUE COUNTY, IA.**

Whereas, Rabbit Hollow Nature Conservancy, Inc. (Rabbit Hollow) is the owner of the following described real property:

Lot 2 of Lot 2 of Lot 1 of Mineral Lot 507, in the City of Dubuque, IA. (the Property); and

Whereas, City, Rabbit Hollow and Iowa Natural Heritage Foundation have tentatively entered into a Purchase Agreement for the Property, a copy of which is attached hereto, subject to City Council approval; and

Where the City Council finds that it is in the best interests of the City of Dubuque to approve the Purchase Agreement and accept the Deed from Rabbit Hollow.

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

Section 1. The Purchase Agreement is hereby approved.

Section 2. The Mayor is hereby authorized and directed to sign the Purchase Agreement on behalf of the City of Dubuque and to take such action as may be necessary to carry out the terms of the Purchase Agreement.

Section 3. The City Clerk is hereby authorized to accept the Deed from Rabbit Hollow Nature Conservancy, Inc. and to record the Deed with the Dubuque County Recorder.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

19. Althausen St. Retaining Wall Repair Project (Project 5524000003, 4281000005): Upon motion the documents were received and filed, and Resolution No. 191-24 Accepting the Althausen St. Retaining Wall Repair Project and authorizing final payment to the contractor was adopted.

**RESOLUTION NO. 191-24
ACCEPTING THE ALTHAUSER ST. RETAINING
WALL REPAIR PROJECT AND AU-
THORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the Public Improvement Contract for the Althausen St. Retaining Wall Repair Project (the Project) has been completed by the contractor, Tschiggfrie Excavating Co. (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$181,329.39; and

Whereas, the Contractor has previously been paid \$171,502.92, leaving a balance of \$9,826.47; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$9,826.47 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

20. Signed Contract(s): CivicPlus for Agenda and Meeting Management Select. Upon motion the documents were received and filed.

21. Improvement Contracts / Performance, Payment and Maintenance Bonds: Drew Cook & Sons Excavating Company, Inc. for the 2024 ADA Sidewalk Curb Ramp Project Four. Upon motion the documents were received, filed, and approved.

22. Jule Purchase of Three (3) Paratransit Buses: Upon motion the documents were received, filed, and approved.

23. Plat of Survey of Oberbroeckling Subdivision No. 3: Upon motion the documents were received and filed, and Resolution No. 192-24 Approving the Final Plat of Oberbroeckling Subdivision No. 3, Dubuque County, IA. was adopted.

**RESOLUTION NO. 192-24
APPROVING THE FINAL PLAT OF OBERBROECKLING SUBDIVISION NO. 3, DUBUQUE COUNTY, IA.**

Whereas, there has been filed with the City Clerk a Final Plat of Oberbroeckling Subdivision No. 3, Dubuque County, IA.; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That the Final Plat of Oberbroeckling Subdivision No. 3 Dubuque County, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Final Plat.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

24. Iowa Department of Inspections and Appeals New Interagency Agreement: City Manager recommended City Council approve the 28E agreement with the Iowa Department Inspections and Appeals for inspections, performance of food and hotel licensing, and enforcement with respect to retail food establishments. Upon motion the documents were received, filed, and approved.

25. Food and Drug Administration (FDA) Long-Term Limited Scope Food, Feed and Cosmetics Information Sharing Agreement (ISA): City Manager recommended City Council approve the five-year 20.88 agreement with the FDA and authorize the City Manager to sign the agreement. Upon motion the documents were received, filed, and approved.

26. Private Hauler Waste Disposal Fee Changes for Fiscal Year 2025: Upon motion the documents were received and filed, and Resolution No. 193-24 Establishing the schedule of rates for the disposal of private hauled waste to the Water & Resource Recovery Center as provided for in 13-2B-8(F) of the City of Dubuque Code of Ordinances was adopted.

**RESOLUTION NO. 193-24
ESTABLISHING THE SCHEDULE OF RATES FOR THE DISPOSAL OF PRIVATE HAULED WASTE TO THE WATER & RESOURCE RECOVERY CENTER AS PROVIDED FOR IN 13-2B-8(F) OF THE CITY OF DUBUQUE CODE OF ORDINANCES**

Whereas, the Water & Resource Recovery Center (WRRRC) provides wastewater treatment for residential, commercial, and industrial users in the city of Dubuque and surrounding areas; and

Whereas, the WRRRC receives wastewater through the sanitary sewer collection system and permitted waste hauled to the treatment facility; and

Whereas, hauled waste can be categorized as domestic septage; high strength waste (waste with higher levels of pollutants than domestic waste); fats, oils, and grease (FOG); and inorganic waste.

Whereas, provided for in 13-2B-8(F) of the City Code of Ordinances, the rate to be charged for domestic sewage discharged at the wastewater plant by private haulers shall be established by resolution.

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

Section 1. Establishes the rates for the disposal of private hauled waste at the WRRRC pursuant to the schedule of rates as follows:

Private Hauled Waste Disposal Rate Schedule

High Strength Waste - \$0.080 per gal.

Fats, Oils, & Grease (FOG) - \$0.063 per gal.

Septage (originating within city limits) - \$0.090 per gal.
 Septage (originating outside city limits) - \$0.120 per gal.
 Inorganic waste (e.g., car wash grit) - \$0.050 per pound

Section 2. The given rate schedule shall take effect on July 1, 2024.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

27. Water Resource Recovery Center Facility Plan Development Request to release an RFQ to hire engineering consultant: Upon motion the documents were received, filed, and approved.

28. City of Dubuque Consumer Confidence Water Quality Report 2024: Upon motion the documents were received and filed.

29. Certified List - Police Officer: Civil Service Commission submitted the certified list for the position of Police Officer. Upon motion the documents were received, filed, and made a matter of record.

June 5, 2024

Honorable Mayor and
 Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, an examination for the position of Police Officer was administered on May 11, 2024. We, The Civil Service Commission, hereby certify that the individuals listed below have passed the written examination or are using a valid transfer score and any vacancies for the position of Police Officer should be filled from this list and that this list is good through March 12, 2025.

Police Officer

1. Colton Bach – Transfer Score, 2. Alyssa Barrantes – Transfer Score, 3. Daniel Brimmer – Transfer Score, 4. Christopher Chase, 5. David DeMarais, 6. Sebastian Fox, 7. Richard Kalpinski, 8. Joseph Kimball, 9. Marcus Leitzen – Transfer Score, 10. Camerin McClain, 11. John Michel – Transfer Score, 12. Melissa Seaman – Transfer Score, 13. Nicholas Smith, 14. Derick Sweney, 15. Jaycob Thompson – Transfer Score, 16. Drake Wedel, 17. Dave Weis III – Transfer Score

Respectfully Submitted,
 /s/ Danial White
 Civil Service Commissioner

30. Retail Alcohol License Refund: Request from The Bridge Restaurant, located at 31 Locust Street, for a refund of Retail Alcohol License No. LC0026818 in the amount of \$406.25 due to business closing. Upon motion the documents were received, filed, approved.

31. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 194-24 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.

RESOLUTION NO. 194-24

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

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

E.J's Wine Shop, 955 Washington St.

Jesters Lounge, 333 East 10th St LL6

Renewals

7 Hills Brewing Co, LLC, 1085 Washington St. & 1098 Jackson St.

Adobo's Mexican Grill, 756 Main St

American Legion Post 6, 1306 Delhi St.

Beecher Wine and Spirit, 1691 Asbury Rd.

Diamond Jo Casino, 301 Bell St.

Dubuque Bowling Lanes, 1029 1/2 Main St.

Fischer Lanes, 880 Locust St.

Five Flags Center, 405 Main St.

Fox Den Motel, 920 Main St.

Jubeck New World Brewing LLC, 115 West 11th St.

Kwik Star 236, 2035 John F. Kennedy Rd

Los Aztecas III Mexican Restaurant, 2345 NW Arterial

Oolong Asia Cuisine, 145 West 11th Paul's Tavern, 176 Locust St.

Pioneer's Rest Area, 4900 Old Highway Rd.

Smokestack, 62 East 7th St.

The Grand Opera House, 135 West 8th St.

Special Event(s) per Special Event Application Submittal, Provisional Issuances

Dimensional Brewing - Expanding outdoor service: 6-11-24, 6-12-24, 1 block of Main St. from West 1st St, south to the end of Main, in conjunction with Travel Dubuque Special Event

E3021 – UD Party with Sparty - 6-25-24 to 6-29-24, Patio between Algona and McCormick Streets, formally Grace Street. Rain Location – Welcome Center Lobby
Jubeck New World Brewing Expanding outdoor service: 6-1-24, 6-8-24, 6-15-24, 6-29-24, 115 West 11th St.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

32. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 195-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A was adopted.

**RESOLUTION NO. 195-24
APPROVING APPLICATIONS FOR RETAIL
CIGARETTE / TOBACCO SALES / NICOTINE / VAPOR PERMITS, AS REQUIRED BY
IOWA CODE 453A.47A**

Whereas, applications for Cigarette/Tobacco/Nicotine/Vapor Permit Sales have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Tobacco/Nicotine/Vapor retail permit.

Effective from: July 1, 2024, to June 30, 2025

Business Name, Business Address

Beecher Liquor, 1691 Asbury Rd.
Central Grocery and Beauty, 1572 Central Ave
Dollar General Store 10074, 2440 Gateway Dr.
Dollar General Store 6896, 605 West Locust St.

Dollar General Store 7289, 3250 Kennedy Cir Ste 8

Dubuque Discount Gas, 10 South Main St.
Dubuque Mining Co., 555 John F. Kennedy Rd. #600

Dubuque Tobacco and Grocery, 1248 Iowa St.
Dubuque Wine & Spirits, 2013 Central Ave. #2

Dubuque Wine and Spirits, 3305 Asbury Rd.
Fas Mart #5159, 2175 Central Ave.

Fuel Express Food Mart, 250 West 1st Street
Kwik Star 1184, 1180 Kerper Crt.

Liquor Tobacco and Grocery, 1998 Jackson St
Pink Clouds Smoke Shop, 3301 Pennsylvania Ave.

Pink Clouds Smoke Shop, 4835 Asbury Rd.

Pioneer's Rest Stop, 4900 Old Hwy Rd.

Super Stop IV, 535 Hill St. Suite A

The Altered State, 1523 Central Ave.

United Cigar and Tobacco, 333 East 10th St.

Walgreens #11942, 345 East 20th St.

Walgreens #6154, 2260 John F. Kennedy Rd.

Walgreens #9708, 55 John F. Kennedy Rd.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2027 (Expiring Business Professional term of Chesney). Applicants: Georgina Guerrero, 245 Princeton Pl.; Fraco Menchaca, 2685 Raven Oaks; Nikkole Nutter, 305 Clarke Dr.

2. Board of Library Trustees: One, 4-Year term through July 1, 2028 (Expiring term of Monk). Applicant: Christina Monk, 2770 Van Buren St.

3. Cable Television Commission: One, 3-Year term through July 1, 2027 (Expiring term of Tigges). Applicant: Jennifer Tigges, 4927 Wild Flower Dr.

4. Civic Center Advisory Commission: Two, 3-Year terms through June 29, 2027 (Expiring terms of Jacobs and Parks). Applicants: Pamela Birch, 1910 Amelia Dr.; Bryce Parks, 2770 Van Buren St.

5. Equity and Human Rights Commission: Two, 3-Year terms through January 1, 2027 (Expired terms of Heiar and Link). Applicants: Rick Baumhover, 601 Garfield Ave.; David Heiar, 805 Carriage Hill Dr.; Nikkole Nutter, 305 Clarke Dr.; Ashley Regan, 1100 N. Booth St.

6. Historic Preservation Commission: One, 3-Year term through July 1, 2027 (Expiring term of Gau). Applicant: Tim Gau, 2529 Windsor Ave.

7. Housing Appeals and Mediation Board: One, 3-Year term through January 1, 2027 (Vacant term of Spence). Applicant: January Tylor, 2828 Jackson St.

8. Investment Oversight Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Valaskey). Applicant: Molly Valaskey, 1385 Alta Vista St. City Clerk Breitfelder confirmed receipt of input from Ms. Valaskey in support of her application.

9. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Stoffel). Applicant: Aaron Miller, 75 Fremont Ave. Mr. Miller spoke in support of his application.

10. Park and Recreation Advisory Commission: One, 3-Year term through June 30, 2027 (Expiring term of Tigges). Applicants: Tyler Dahlstrom, 1085 Vernon St.; Jennifer Tigges, 4927 Wild Flower Dr.

11. Zoning Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Russell). Applicant: Rich Russell, 2045 Embassy Way Dr.

12. Airport Zoning Commission: One Cross Representative whose term will coincide with their term on the cross represented board or commission (Vacant Cross Representative Member term of Russell). Applicant: Rich Russell, 2045 Embassy Way Dr.

PUBLIC HEARINGS

1. Request to Rezone Millstone Drive: 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 Wethal. Planning Services Director Wally Wernimont provided a staff report. Applicant Pat Ready spoke about the current zoning of the property and vehicle access. Jackie Baumhover, 2680 Millstone Dr. and Linda Anderson, 2668 Millstone Dr. spoke in opposition to the rezoning, stating concerns about stormwater drainage and parking. Mark Elenz, 2505 Wheatland Dr., stated his support for the rezoning based on the condition issued by the Zoning Advisory Commission that the property be limited to six (6) total dwelling units regardless of future subdivision(s). City Clerk Breitfelder announced that written input was received by Robert and Jennifer Weber. Responding to questions from the City Council, Mr. Wernimont stated that the street will function as a private driveway to be managed by a homeowner's association. Mr. Wernimont

summarized the development review process and the Zoning Advisory Commission's condition of approval. Mr. Ready referenced a map of the property and indicated which areas of the property would be turf. City Council Members expressed support for the rezoning, stating that the condition issued by the Zoning Advisory Commission is a reasonable compromise. City Council Members further stated that resident input identifies areas of focus for the property, such as stormwater management. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 17-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at the Terminus of Millstone Drive (1016329042) from R-1 Single-Family Residential District to R-3 Moderate Density Multi-Family Residential District with conditions as established in the attached Memorandum of Agreement. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 17-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT THE TERMINUS OF MILLSTONE DRIVE (1016329042) FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH CONDITIONS AS ESTABLISHED IN THE ATTACHED MEMORANDUM OF AGREEMENT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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-3 Moderate Density Multi-Family Residential District with conditions, to wit:

Lot A in Harvest View Estates Eleventh Addition and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 17th day of June, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Request to Rezone Wood Street: 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 Sprank. Planning Services Director Wally Wernimont provided a staff report. Applicant Eric Dregne, 408 Park Ave., Galena, IL, provided input on the neighborhood meeting hosted by Habitat for Humanity and the ongoing discussions the organization was engaged in with residents. Sam Moore, 1795 Lawndale St.; and Will Gross, 1799 Lawndale St., spoke in opposition to the rezoning, citing loss of trees and expressing concerns with the ordinance. Carla Anderson, 1131 Main St., Board President for Habitat for Humanity, spoke in support of the rezoning, stating that it will result in affordable housing. City Clerk Breitfelder announced that written input was received by Michael Keck. Responding to questions from the City Council, Mr. Dregne stated that six homes are planned for the first phase of the project. Mr. Dregne provided details on the home specifications and mentioned that public access to the green-space would be decided by the homeowners' association. Responding to a question regarding restricted covenants, Mr. Wernimont stated that they are private agreements that do not involve the city. City Council Members expressed support for the rezoning, stating that the proposed development was a good fit for the property. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 18-24 Amending Title 16 of the Unified Development Code of the City of Dubuque Code of Ordinances by reclassifying hereinafter described property from R-1 Single-Family Residential and R-3 Moderate Density Multi-Family Residential to PUD Planned Unit Development District with PR Planned Residential Designation and adopting a Conceptual Development Plan. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 18-24

AMENDING TITLE 16 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DUBUQUE CODE OF ORDINANCES BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY FROM R-1 SINGLE-FAMILY RESIDENTIAL AND R-3 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL TO PUD PLANNED UNIT DEVELOPMENT DISTRICT WITH PR PLANNED RESIDENTIAL DESIGNATION AND ADOPTING A CONCEPTUAL DEVELOPMENT PLAN

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the Unified De-

velopment Code of the City of Dubuque Code of Ordinances is hereby amended by reclassifying the hereinafter-described property from R-1 Single-Family Residential and R-3 Moderate Density Multi-Family Residential to PUD Planned Unit Development District with a PR Planned Residential District designation, and adopting a conceptual development plan, a copy of which is attached to and made a part hereof, is hereby adopted and approved for the following described property, to wit:

Lot 2 of Mount Pleasant Place, Lots 55, 56, 57 and 58 in Rosedale Addition, and, Lots 8, 9, 10, and 11 of the Subdivision of Lot 3 of the Subdivision of Mineral Lot No. 178, all in the City of Dubuque, IA., according to the respective recorded Plats there.

A. Use Regulations - The following regulations shall apply to all uses made of land in the above-described PR Planned Residential District:

1. Principal permitted uses shall be limited to 16 single-family residences and two detached garages.
2. Accessory uses shall include any use customarily incidental and subordinate to the principal use it serves.

B. Lot and Bulk Regulations - Development of land in the PR Planned Residential District shall be regulated as follows:

1. Buildings setbacks shall be located in substantial conformance with the approved conceptual development plan.
2. Maximum building height of 30 feet shall be allowed in this Planned Residential District.

C. Performance Standards - The development and maintenance of uses in this PR Planned Residential District shall be regulated as follows:

1. Parking Regulations
 - a. The parking stalls located adjacent (north) of the property at 1840 Wood Street be screened.
 - b. All vehicle-related features shall be surfaced with either asphalt or concrete.
 - c. Curbing and proper surface drainage of storm water shall be provided.
 - d. All parking and loading spaces shall be delineated on the surfacing material by painted stripes or other permanent means.
 - e. Off-street parking shall be provided based on the approved conceptual plan.
 - f. The size and design of parking spaces shall be governed by ap-

- plicable provisions of the Unified Development Code Section 13-3 Site Development Regulations. The location and quantity of parking spaces shall be governed by the Conceptual Development Plan.
- g. The number, size, design, and location of parking spaces designated for persons with disabilities shall be according to the local, state, or federal requirements in effect at the time of development.
2. Site Lighting
 - a. Exterior illumination of site features shall be limited to the illumination of the following:
 - i. Parking areas, driveways, and loading facilities.
 - ii. Pedestrian walkway surfaces and entrances to building.
 - iii. Building exterior.
 - b. Location and Design
 - i. No light source shall provide illumination onto adjacent lots, buildings, or streets in excess of 1.0-foot candle.
 - ii. All exterior lighting luminaries shall be designed and installed to shield light from the luminaries at angles above 72-degrees from vertical.
 - iii. Fixtures mounted on a building shall not be positioned higher than the roofline of the building.
 - iv. All electrical service lines to posts and fixtures shall be underground and concealed inside the posts.
 3. Landscaping - Landscaping shall be provided in compliance with Section 13-4 Landscaping and Screening Requirements of the Unified Development Code.
 4. Storm Water Management - The developer shall be responsible for providing surface or subsurface conveyance(s) of storm water from the lot to existing storm sewers or to flow line of open drainageways outside the lot in a means that is satisfactory to the Engineering Department of the City of Dubuque. Other applicable regulations enforced by the City of Dubuque relative to storm water management and drainage shall apply.
 5. Exterior Trash Collection Areas
 - a. The storage of trash and debris shall be limited to that produced by the principal permitted use and accessory uses on the lot.
 - b. All exterior trash collection areas and the material contained therein shall be visually screened from view. The screening shall be completely opaque fence, wall, or other feature not exceeding a height of 10 feet measured from the ground level outside the line of the screen. Screens built on sloping grades shall be stepped so that their top line shall be horizontal. Exposed materials used to construct the opaque screen shall be similar in appearance to materials used for exterior building walls. All exterior entrances to a screened trash area shall be provided with a gate or door of similar design to that of the screen. If a 10-foot height screen fails to shield the exterior trash collection area from view from the adjacent public right-of-way and neighboring properties, evergreen plantings may be required in addition to the screening. Evergreen plant material shall be selected and designed so that they screen the area from all off-site visibility within five (5) years.
 6. Open Space - Open space and landscaping in the PR Planned Residential District shall be regulated as follows. Those areas not designated on the conceptual development plan shall be maintained as open space, as defined Article 13 of the Unified Development Code of the City of Dubuque, IA., by the property owner and/or association.
 7. Platting - Subdivision plats and improvement plans shall be submitted in accordance with Article 11 Land Subdivision, of the City of Dubuque Unified Development Code.
 8. Site Plans - Final site development plans shall be submitted in accordance with Article 12 Site Plans and Article 13 Site Design Standards prior to construction of each building and vehicle-related feature unless otherwise exempted by Article 12.
- D. Sign Regulations
 1. Signs in the Planned Residential District shall be regulated in accordance with the R-4 Multi-Family Residential Zoning District sign regulations, Section 16-15-11.1 of the Unified Development Code.
 2. Variance requests from sign requirements for size, number, and height shall be reviewed by the Zoning Board of Adjustment in

accordance with Section 16-8-6 of the Unified Development Code.

E. Other Codes and Regulations

1. Service Lines. All electric, telephone, cable, or other similar utility lines serving the building and other site features shall be located underground.
2. These regulations do not relieve the owner from other applicable city, county, state, or federal codes, regulations, laws, and other controls relative to the planning, construction, operation and management of property within the City of Dubuque.

F. Transfer of Ownership - Transfer of ownership or lease of property in this PR Planned Residential District shall include the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions authorizing the establishment of the district.

G. Modifications - Any modifications of this Ordinance must be approved by the City Council in accordance with zoning reclassification proceedings of Article 9-5 of the Unified Development Code.

H. Occupancy Permits - No occupancy permit shall be issued by the City of Dubuque for property included in the subject planned unit development district until full compliance with this ordinance has been achieved.

I. Recording- A copy of this ordinance shall be recorded at the expense of the property owner(s) with the Dubuque County Recorder a permanent record of the conditions accepted as part of this reclassification approval within thirty (30) days after the adoption of this ordinance. This ordinance shall be binding upon the undersigned and his/her heirs, successors, and assigns.

Section 2. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. The foregoing amendment shall take effect upon publication, as provided by law.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ACCEPTANCE OF ORDINANCE NO. 18-24

I, Hilary Dalton, representing the Cafaro Company, property owners, having read the terms and conditions of the foregoing Ordinance No. 18-24 and being familiar with the

conditions thereof, hereby accept the same and agree to the conditions required therein.

Dated this 17th day of June 2024.

/s/Hilary Dalton, Executive Director

3. Planned Unit Development Amendment for 555 John F. Kennedy 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 Farber. Planning Services Director Wally Wernimont provided a staff report. Applicant Justin Somerville, Development Engineer with Cafaro Company, made a presentation. City Council Members praised the amendment and highlighted Kennedy Mall's importance to the community. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 19-24 Amending Title 16, the Unified Development Code of the City of Dubuque Code of Ordinances by rescinding Ordinance 80-03 which provides regulations for a PUD Planned Unit Development District with a PC Planned Commercial Designation at 555 John F Kennedy Road and adopting an amended PUD Ordinance to allow for additional signage, reduced parking requirements, and increased ground floor leasable area. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 19-24

AMENDING TITLE 16, THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DUBUQUE CODE OF ORDINANCES BY RESCINDING ORDINANCE 80-03 WHICH PROVIDES REGULATIONS FOR A PUD PLANNED UNIT DEVELOPMENT DISTRICT WITH A PC PLANNED COMMERCIAL DESIGNATION AT 555 JOHN F KENNEDY ROAD AND ADOPTING AN AMENDED PUD ORDINANCE TO ALLOW FOR ADDITIONAL SIGNAGE, REDUCED PARKING REQUIREMENTS, AND INCREASED GROUND FLOOR LEASABLE AREA

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16, the Unified Development Code of the City of Dubuque Code of Ordinances is hereby amended by rescinding Ordinance 80-03, which provides regulations for the Kennedy Mall Planned Unit Development District with a Planned Commercial designation, and now being amended to allow for additional signage, reduced parking requirements, and increased Ground Floor Leasable Area, to wit:

Lot 1 of Lot 2 of Lot 2 of Clin-Que, Inc. Addition, and Lot 1 of Lot 1 of Lot 1 of Lot

1 of Lot 1 of Hawkeye Stock Farm, and to the centerline of the adjoining public right-of-way, as shown in the attached Exhibit A, all in the City of Dubuque, IA.

Section 2. Pursuant to Iowa Code Section 414.5, and as an express condition of the reclassification, the undersigned property owner agrees to the following conditions, all of which the property owner further agrees are reasonable and imposed to satisfy the public needs that are caused directly by the zoning reclassification:

A. Use Regulations - The following regulations shall apply to all land uses in the above-described PUD District.

1. All permitted, conditional, accessory, and temporary uses allowed in the C-3 General Commercial District as established in Section 16-5-13 of the Unified Development Code

B. Lot and Bulk Regulations - Development of land in the PUD District shall be as follows:

1. All buildings and structures shall be regulated as follows:

a. Maximum building height shall be 50 feet, except the following may exceed the height limit: ornamental towers, domes, spires, elevator bulkheads, HVAC equipment and their protective housings.

2. All final site development plans shall be approved in accordance with the provisions of the PUD District regulations of this ordinance and Section 16-5-24 of the Unified Development Code.

C. Performance Standards - The development and maintenance of uses in this PUD District shall be established in conformance with Section 16-5-24 of the Unified Development Code and the following standards:

1. The parking requirement for the Kennedy Mall PUD District shall be one space per 300 square feet of Ground Floor Leasable Area (GFLA). This area excludes common areas such as mall concourses and utility rooms.

2. Adequate illumination shall be provided to areas used for vehicle and pedestrian circulation. New outdoor fixtures shall be of a cut-off design and utilize a minimum of 72-degree cut-off luminaire.

3. Final site development plans shall be submitted in accordance with Section 16-12 Site Plans of the Unified Development Code of the City of Dubuque, IA., prior to construction of any buildings.

D. Sign Regulations - Signs in the PUD

District shall be regulated as follows:

1. The primary shopping center identification sign adjacent to U.S. Highway 20 shall be limited to 700 square feet (each side) and a maximum height of 50 feet.

2. Four (4) tenant identification signs shall be allowed. Each sign shall be a ground-mounted sign a maximum of thirty (30) feet high and twelve (12) feet long. Multiple tenants can be displayed on these signs with square footage to be allocated by the developer.

3. Tenants occupying greater than 30,000 square feet of Ground Floor Leasable Area (GFLA) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of wall-mounted signs will be based on 20% of the front building wall area of the leased space.

4. Tenants occupying less than 30,000 square feet of Ground Floor Leasable Area (GFLA) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of wall-mounted signs will be based on 10% of the front building wall area of the leased space.

5. Tenants whose sole means of customer ingress and egress is through an interior storefront (allocated by developer) shall be allowed an unlimited number of wall-mounted signs. The total aggregate square footage of the tenant's wall-mounted signs will be based on 3% of tenant's Ground Floor Leasable Area (GFLA).

6. Signs mounted to mansard roofs are allowed. Top of sign cannot project above roof line.

7. Outlot signage:

a. Each outlot parcel shall be allowed wall-mounted signage as per the C-3 General Commercial District sign regulations (Section 16-15-11.8 of the Unified Development Code). The maximum number of signs per business is four (4).

b. Each outlot parcel shall be allowed one (1) freestanding sign, limited to 100 square feet in size and a maximum height of 25 feet.

8. Directional signs will be allowed as permitted by C-3 General Commercial District sign regulations (Section 16-15-11.8 of the Unified Development Code).

9. Variance requests from sign requirements for size, number, and height shall be reviewed by the Zoning Board of Adjustment in accordance with Section 16-8-6 of the Unified Development Code.
 10. Lighting: Signs may be illuminated only by means of indirect lighting whereby all light sources and devices are shielded from view by opaque or translucent materials, or internally illuminated by means of a light source completely enclosed by the sign panel.
 11. Motion: No signs may include any device or means, mechanical, electrical or natural, which shall cause motion of the sign panel or any part thereof. No flashing lights or changing colors shall be allowed. Message center signs are exempt from this provision.
- E. Previous Conceptual Plans
1. That all previously approved conceptual development plans are hereby rescinded and that the attached conceptual plan, Exhibit A, shall hereinafter regulate the Kennedy Mall Planned Unit Development District.
- F. Ordinance History
1. Ord. 2-66: Establishment of zoning district (Local Business District B) for Kennedy Mall.
 2. 1985: The property was given a PC Planned Commercial District classification.
 3. Ord. 48-86: Amended the PUD to allow an outlot development (cinema and fabric store).
 4. Ord. 29-89: Amended the PUD to allow the reconfiguration and addition of retail space and the conversion of other retail space into a food court.
 5. Ord. 40-03: Amended the PUD to add an outlot development (Best Buy) and reduce the parking requirement.
 6. Ord. 80-03: Amended the PUD to reduce the parking requirement, increase the allowed ground floor leasable area, and allow a new freestanding center identification sign.
- G. Transfer of Ownership - Transfer of ownership or lease of property in this PUD District shall include in the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions authorizing the establishment of the PUD District.

H. Modifications - Any modification of the Ordinance must be approved by the City Council in accordance with the Zoning Reclassification proceedings of Section 16-9 of the Unified Development Code.

- I. Recording - A copy of this PUD Ordinance shall be recorded, at the expense of the property owner, with the Dubuque County Recorder as a permanent record of the conditions accepted as a part of this reclassification approval. This ordinance shall be binding upon the undersigned and his/her heirs, successors, and assigns.

Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 4. The foregoing amendment shall take effect upon publication, as provided by law.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breiffelder, City Clerk

ACCEPTANCE OF ORDINANCE NO. 19-24

I, Anthony M. Cafaro, Jr., representing the Cafaro Company, property owners, having read the terms and conditions of the foregoing Ordinance No. 19-24 and being familiar with the conditions thereof, hereby accept the same and agree to the conditions required therein.

Dated this 10th day of June 2024.

/s/Anthony M. Cafaro, Jr.

4. Resolutions Approving and Extending an Amended and Restated Urban Renewal Plan for the South Pointe Housing Urban Renewal Area: Motion by Sprank to receive and file the documents and adopt Resolution No. 196-24 Approving the Amended and Restated Urban Renewal Plan Version 2024.1, for the South Pointe Housing Urban Renewal Area and Resolution No. 197-24 Approving the Extension Agreement by and Among the City of Dubuque, IA., Dubuque County, IA., and the Dubuque Community School District for the Division of Revenue for the South Pointe Housing Urban Renewal Area. Seconded by Jones. Rick Dickinson, 205 Hill St., President and CEO of GDDC, spoke in support of the project and thanked Iowa legislators for their efforts, which facilitated the project's expansion. City Council Members commended the partnerships involved in the project. Motion carried 7-0.

RESOLUTION NO. 196-24 APPROVING THE AMENDED AND RE- STATED URBAN RENEWAL PLAN VER- SION 2024.1, FOR THE SOUTH POINTE

HOUSING URBAN RENEWAL AREA

Whereas, by Resolution 144-24 on May 20, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Plan") for the South Pointe Housing Urban Renewal Area (the "Area"); and

Whereas, the City of Dubuque's primary objective for the Plan is to provide public improvements related to housing and residential development and provide housing opportunities, including assistance for low and moderate income family housing, which will further economic development purposes and objectives as described in the Plan in the Area; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan received; and

Whereas, the affected taxing entities approved the extension of the Iowa Code Section 403.19 division of revenue within the South Pointe Housing Urban Renewal Area by execution of the Extension Agreement by and among the City of Dubuque, IA., the County of Dubuque, IA., and the Dubuque Community School District; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Plan.

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

Section 1. That the Urban Renewal Plan for the South Pointe Housing Urban Renewal Area, Version 2024.1, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 197-24
APPROVING THE EXTENSION AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IA., DUBUQUE COUNTY, IA., AND THE DUBUQUE COMMUNITY SCHOOL DISTRICT FOR THE DIVISION OF REVENUE FOR THE SOUTH POINTE HOUSING URBAN RENEWAL AREA**

Whereas, Iowa Code Section §403.19 has been amended to extend the time period for the division of revenue in Housing Urban Renewal Districts created prior to 2018; and

Whereas, extending the division of revenue requires the written consent of the affected taxing bodies; and

Whereas, the affected taxing entities approved the extension of the Iowa Code Section 403.19 division of revenue within the South Pointe Housing Urban Renewal Area by execution of the Extension Agreement by and among the City of Dubuque, IA., the County of Dubuque, IA., and the Dubuque Community School District.

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

Section 1. That the Extension Agreement by and among the City of Dubuque, IA., the County of Dubuque, IA., and the Dubuque Community School District, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Extension Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

5. Resolution Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C. and Providing for the Issuance of Urban Renewal Tax Increment Revenue Obligations Pursuant to the Development Agreement: Motion by Resnick to receive and file the documents and adopt Resolution No. 198-24 Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C., including the proposed reimbursement of South Pointe, L.L.C. for certain infrastructure improvements with Urban Renewal Tax Increment Revenue. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 198-24
APPROVING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND SOUTH POINTE, L.L.C., INCLUDING THE PROPOSED REIMBURSEMENT OF SOUTH POINTE, L.L.C. FOR CERTAIN INFRASTRUCTURE IMPROVEMENTS WITH URBAN RENEWAL TAX INCREMENT REVENUE**

Whereas, the City of Dubuque (City) and South Pointe, L.L.C. (Developer) entered into a Development Agreement dated for reference purposes June 5, 2017, for the development of property located in the South Pointe Housing Urban Renewal Area (the Development Property); and

Whereas, City and Developer desire to amend the Development Agreement as set forth in the attached First Amendment to Development Agreement; and

Whereas, it is the determination of the City Council that approval of the First Amendment to Development Agreement is in the public interest of the City of Dubuque.

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

Section 1. That the First Amendment to Development Agreement by and between the City of Dubuque, IA., and South Pointe, L.L.C. is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the First Amendment to Development 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 First Amendment to Development Agreement as herein approved.

Passed, approved and adopted this 17th day of June, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Resolution Approving a Development Agreement by and between the City of Dubuque, IA. and Millwork Flats, L.L.C. Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Wethal to receive and file the documents and adopt Resolution No. 199-24 Approving a Development Agreement by and between the City of Dubuque, IA., and Millwork Flats, L.L.C. including the issuance of Urban Tax Increment Revenue Obligations. Seconded by Sprank. City Council Members thanked the developer for the project and stressed the importance of the ongoing expansion of the Millwork District. Motion carried 7-0.

**RESOLUTION NO. 199-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA., AND MILLWORK FLATS, L.L.C. INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, Millwork Flats, L.L.C. is the owner of the property legally described as follows:

Lot 384, 385, 386, 384 and the South one-half of Lot 388, in the City of Dubuque, IA., according to the United States Commissioners' plat of the survey of the Town of Dubuque, IA.; and Lot 2 of City Lot 386A in the City of

Dubuque, IA., according to the Plat recorded as Instrument #2017-4502, records of Dubuque County, IA. (the Property); and

Whereas, the City Council, by Resolution No. 165-24, dated June 3, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Millwork Flats, L.L.C., including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on June 17, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Millwork Flats, L.L.C., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and between the City of Dubuque, IA., and Millwork Flats, L.L.C., a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development 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 Development Agreement as herein approved.

Passed, approved and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Seippel Road Water Main Lowering Project Public Hearing - Project Code: 4281000059: Motion by Roussell to receive and file the documents and adopt Resolution No. 200-24 Approval of plans, specifications, form of contract, and estimated cost for the Seippel Road Water Main Lowering Project. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 200-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE SEIPPEL ROAD WATER MAIN LOWERING PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the Seippel Road Water Main Lowering Project in the estimated amount \$322,500.00, are hereby approved.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

8. Public Hearing for the Jule's-Iowa Department of Transportation 2025 Consolidated Funding Application: Motion by Resnick to receive and file the documents and adopt Resolution No. 201-24 Authorizing Resolution: Approval of Consolidated Funding Application to Iowa DOT. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 201-24
AUTHORIZING RESOLUTION: APPROVAL
OF CONSOLIDATED FUNDING APPLICATION TO IOWA DOT**

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, pursuant to published notice, a public hearing was held on the proposed approval of the consolidated funding application on June 17, 2024, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.; 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.

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

Section 1. The City Council of the City of Dubuque, IA. hereby endorses the application to the IDOT, which includes a City match.

Section 2. The IDOT application will include requests and mandatory certifications by the City of Dubuque as follows:

From the State Transit Assistance Program: 2.47% of formula funds, Total: \$470,237

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and persons with disabilities: \$45,560

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.

Section 3. That Ryan Knuckey, Director of Transportation Services, is authorized to on behalf of the City Council, to apply for financial assistance and to enter into related contract(s) with the IDOT.

Passed, adopted and approved this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. 3000 Jackson Dubuque Brewing and Malting Project Update: Motion by Sprank to receive and file the documents. Seconded by Roussell. In response to questions from the City Council, Assistant Housing and Community Development Director Michael Belmont reported that the latest update from the contractor indicated construction will resume on June 21. Unstable portions will be removed, and salvage operations will proceed once the site is deemed safe. Mr. Belmont further explained that the project is behind schedule due to unforeseen delays, and city staff have communicated the expectation that the site be cleaned and prepared for development. Responding to a question about the city's course of action if the developer fails to meet the August 31 project deadline, City Attorney Brumwell indicated that city staff would convene to evaluate their options post-deadline. City Council Members agreed that this agenda item can be designated as a consent item in future meetings. Motion carried 7-0.

2. Recent City of Dubuque Website Improvements: Motion by Farber to receive and file the documents and view the presentation. Seconded by Roussell. Public Information Officer Randy Gehl introduced Communications Specialist Kristin Hill, who demonstrated the new website redesign and improved accessibility. Responding to questions from the City Council, Multimedia Specialist Felicia Carner stated that the city close captions City Council meetings through a paid service. Ms. Carner also summarized the captioning options available via Facebook and YouTube. Motion carried 7-0.

3. Dubuque Named the 2024 Iowa Community of Character: Motion by Resnick to receive and file the news release announcing that Dubuque has been named Iowa's 2024 Community of Character by the Robert D. and Billie Ray Center at Drake University. Seconded by Sprank. Motion carried 7-0.

4. Proposed C-SITE Application "Dubuque C.A.S.C.A.D.E. Project: Community Action for Sustainable, Clean and Democratized Energy": Motion by Roussell to receive and file the documents and approve the City's application for the U.S. Department of Energy (DOE) Communities Sparking Investment in Transformative Energy (C- SITE) Program Grant for the Dubuque CASCADE Project. Seconded by Sprank. City Council Members expressed enthusiasm for the project. Motion carried 7-0.

5. 2024 Pavement Marking Project - Award Public Improvement Contract - Project Code: 5521000013: Motion by Resnick to receive and file the documents and adopt Resolution No. 202-24 Awarding Public Improvement Contract for the 2024 Pavement Marking Project. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 202-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE 2024 PAVEMENT MARKING PROJECT**

Whereas, sealed proposals have been submitted by contractor(s) for the 2024 Pavement Marking Project, (the Project) pursuant to Resolution No. 155-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 30th day of May 2024; and

Whereas, said sealed proposals were opened and read on the 12th day of June 2024 and it has been determined that Ostrom Painting & Sandblasting, Inc. of Rock Island, IL submitted low bid in the amount of \$224,025.28, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Ostrom Painting & Sandblasting, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Award Construction Contract - Tamarack Sanitary Sewer Extension Project (Project ID: 5581500001): Motion by Jones to receive

and file the documents and adopt Resolution No. 203-24 Awarding Public Improvement Construction Contract for the Tamarack Sanitary Sewer Extension Project. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 203-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE TAMARACK SANITARY SEWER EXTENSION PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Tamarack Sanitary Sewer Extension Project, (the Project) pursuant to Resolution No. 117-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 8th day of May 2024; and

Whereas, said sealed proposal was opened and read on the 6th day of June 2024 and it has been determined that Boomerang Corp., of Anamosa, Iowa submitted low bid in the amount of \$675,319.50, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Boomerang Corp. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project, subject to the concurrence of the Iowa Financing Authority.

Passed, adopted, and approved this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Award Construction Contract - Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project (Project ID: 5581500024): Motion by Jones to receive and file the documents and adopt Resolution No. 204-24 Awarding Public Improvement Construction Contract for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project. Seconded by Sprank. Motion carried 7-0.

**RESOLUTION NO. 204-24
AWARDING PUBLIC IMPROVEMENT Construction CONTRACT FOR THE TWIN RIDGE SANITARY SEWER EXTENSION AND LAGOON ABANDONMENT PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project, (the Project) pursuant to Resolution No. 118-24 and Notice to Bidders published on the City of Dubuque, IA. website

and plan room service with statewide circulation on the 8th day of May 2024; and

Whereas, said sealed proposal was opened and read on the 6th day of June 2024 and it has been determined that Tschiggfrie Excavating Co., of Dubuque, IA. submitted low bid in the amount of \$624,975.70, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Tschiggfrie Excavating Co. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project, subject to the concurrence of the Iowa Financing Authority.

Passed, adopted, and approved this 17th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Award Construction Contract - Granger Creek Lift Station Improvements (Project ID: 5581500009): Motion by Sprank to receive and file the documents and adopt Resolution No. 205-24 Awarding Public Improvement Construction Contract for the Granger Creek Lift Station Improvements Project. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 205-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE GRANGER CREEK LIFT STATION IMPROVEMENTS PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Granger Creek Lift Station Improvements Project, (the Project) pursuant to Resolution No. 119-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 8th day of May 2024; and

Whereas, said sealed proposal was opened and read on the 6th day of June 2024 and it has been determined that Tricon General Construction, Inc., of Dubuque, IA. submitted low bid in the amount of \$1,221,000.00, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Tricon General Construction, Inc. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for

the Project, subject to the concurrence of the Iowa Financing Authority.

Passed, adopted, and approved this 17th day of May 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

9. Award of Public Improvement Construction Contract for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project: Motion by Rousell to receive and file the documents and adopt Resolution No. 206-24 Awarding the Public Improvement Construction Contract for the Eagle Valley, Westbrook, and English Ridge Subdivision Park Development Project. Seconded by Sprank. City Manager Van Milligen responded to a question regarding cost. Motion carried 7-0.

**RESOLUTION NO. 206-24
AWARDING THE PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE EAGLE VALLEY, WESTBROOK, AND ENGLISH RIDGE SUBDIVISION PARKS DEVELOPMENT PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project, pursuant to Resolution No. 121-24 and Notice to Bidders on the 7th day of May 2024; and

Whereas, said sealed proposals were opened and read on the 4th day of June 2024, and it has been determined that McDermott Excavating of Dubuque, IA, with a bid in the amount of \$719,550.00, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to McDermott Excavating and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 17th day of June 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. Consultant Selection for Unified Development Code Update: Motion by Farber to receive and file the documents and approve the City Manager negotiating and executing a contract with Camiros to undertake the Update to the Unified Development Code, with a contract not to exceed \$100,000 in cost. Seconded by Wethal. In response to a City Council question, Planning Services Director Wally Wernimont mentioned that the Unified Development Code (UDC) was last revised in 2009.

He also described the UDC as a living document that the City Council continuously amends incrementally. Motion carried 7-0.

11. Remedy for Police Department Supervisor/Manager Wage Compression: Motion by Jones to receive and file the documents and approve salary percentage increases and longevity adjustment, effective July 1, 2024, in order to remedy the wage/salary compression that would exist for the ranks of Police Lieutenant, Police Captain, Assistant Police Chief, and Police Chief related to the percentage wage increases provided to union police ranks per the CBA effective on July 1, 2024. Seconded by Wethal. City Council Members expressed support for the adjustments. City Manager Van Milligen stated that salary percentage increases and longevity adjustment for the Fire Department will be presented at the next City Council meeting. Motion carried 7-0.

12. Board and Commission Ordinance Amendments: 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 Roussell. Responding to a question from the City Council regarding age of majority, City Clerk Breitfelder stated that City Council has the authority to determine who to appoint to boards and commissions. City Attorney Brumwell explained that age requirements are considered a policy decision made by the City Council, rather than a legal decision. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 20-24 Amending City of Dubuque Code of Ordinances Title 12 Airport, Chapter 4 Airport Commission; Ordinance No. 21-24 Amending City of Dubuque Code of Ordinances Title 12 Airport, Chapter 6 Airport Zoning Board of Adjustment; Ordinance No. 22-24 Amending City of Dubuque Code of Ordinances Title 12 Airport, Chapter 5 Airport Zoning Commission; Ordinance No. 23-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 8 Arts and Cultural Affairs Advisory Commission; Ordinance No. 24-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 7 Board of Library Trustees; Ordinance No. 25-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article A Building Code and Regulations, Section 14- 1A-6 Building Code Advisory and Appeal Board; Ordinance No. 26-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 11 Cable Television Commission; Ordinance

No. 27-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 4 Civic Center Advisory Commission; Ordinance No. 28-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 2 Civil Service Commission; Ordinance No. 29-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 5 Housing Agency and Community Development Commissions, Article C Community Development Advisory Commission; Ordinance No. 30-24 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights, Chapter 2 Equity and Human Rights Commission; Ordinance No. 31-24 Amending City of Dubuque Code of Ordinances Title 16 Unified Development Code, Chapter 10 Historic Preservation Commission Applications and Procedures, Section 16- 10-1 Historic Preservation Commission; Ordinance No. 32-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J- 7 Housing Appeals and Mediation Board; Ordinance No. 33-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 5 Housing Agency and Community Development Commissions, Article B Housing Commission; Ordinance No. 34-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 5 Housing Agency and Community Development Commissions, Article D Trust Fund Advisory Committee; Ordinance No. 35-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 3 Investment Oversight Advisory Commission; Ordinance No. 36-24 Amending City of Dubuque Code of Ordinances Title 15 Planning and Zoning, Chapter 2 Long Range Planning Advisory Commission; Ordinance No. 37-24 Amending City of Dubuque Code of Ordinances Title 10 Public Ways and Property, Chapter 5 Parks and Recreation, Article A Administration, Section 10-5A-2 Park and Recreation Advisory Commission; Ordinance No. 38-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 6 Resilient Community Advisory Commission; Ordinance No. 39-24 Amending City of Dubuque Code of Ordinances Title 5 Transit System, Chapter 1 Transit Advisory Board; Ordinance No. 40-24 Amending City of Dubuque Code of Ordinances Title 16 Unified Development Code, Chapter 9 Zoning Advisory Commission Applications and Procedures, Section 16-9-1 Zoning Advisory Commission; Ordinance No. 41-24 Amending City of Dubuque Code of Ordinances Title 16 Unified Development Code, Chapter 8 Zoning Board of

Adjustment Applications and Procedures, Section 16-8-1 Zoning Board of Adjustment. Seconded by Roussell. Motion carried 7-0.

ORDINANCE NO. 20-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 12 AIRPORT, CHAPTER 4 AIRPORT COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 12, Chapter 4 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

12-4-5: MEMBERSHIP: The commission comprises five (5) residents of the city, appointed by the city council.

12-4-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

12-4-10: MEETINGS:

A. Meetings: Meetings may be called by the chairperson or at the written request of a majority of the commissioners.

B. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

C. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

E. Quorum: Three (3) members of the commission constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 21-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 12 AIRPORT, CHAPTER 6 AIRPORT ZONING BOARD OF ADJUSTMENT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 12, Chapter 6 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

12-6-5: MEMBERSHIP:

A. Composition: The board comprises five (5) residents of the city.

B. Special Qualifications:

1. Two (2) members must be selected by the city council from the city of Dubuque zoning board of adjustment.

2. Two (2) members must be selected by the Dubuque County board of supervisors.

3. One member from the public at large must be selected by the other four (4) members. This member will serve as chairperson.

12-6-6: OATH: Each person, upon selection to the board, must execute an oath of office at the first meeting of the board following the selection or at the city clerk's office any time prior to the first meeting of the board.

....

12-6-8: VACANCIES: Vacancies must be filled in the same manner as original selections.

....

12-6-10: MEETINGS:

A. Meetings: Meetings may be called by the chairperson or at the written request of a majority of the members.

B. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

C. Attendance:

1. 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.

2. Attendance must be entered upon the minutes of all meetings.

D. 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.

- E. Quorum: Three (3) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution. The affirmative vote of a majority of the board is necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass under this chapter, or to affect any variation from the terms thereof.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 22-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 12 AIRPORT, CHAPTER 5 AIRPORT ZONING COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 12, Chapter 5 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

12-5-5: MEMBERSHIP:

- A. The commission comprises five (5) members:
1. Two (2) members selected by the city council from the city of Dubuque zoning advisory commission;
 2. Two (2) members selected by the Dubuque County board of supervisors; and
 3. One member from the public at large selected by the other four (4) members. This member will serve as chairperson.

12-5-6: OATH: Each person, upon selection to the commission, must execute an oath of office at the first meeting of the commission following the selection or at the city clerk's office any time prior to the first meeting of the commission.

....

12-5-8: VACANCIES: Vacancies must be filled in the same manner as original selections.

....

12-5-10: MEETINGS:

A. Meetings: Meetings may be called by the chairperson or at the written request of a majority of the commissioners.

B. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

C. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

E. Quorum: Three (3) members of the commission constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 23-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 2 BOARDS AND
COMMISSIONS, CHAPTER 8 ARTS AND
CULTURAL AFFAIRS ADVISORY COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 8 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

2-8-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

2-8-7: TERMS: The term of office for commissioners is three (3) years or until such

commissioner's successor is appointed and qualified.

....

2-8-10: MEETINGS:

- A. Regular Meetings: The commission must meet monthly.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Four (4) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 24-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 7 BOARD OF LIBRARY TRUSTEES**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 7 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

- 2-7-5: MEMBERSHIP: The board comprises seven (7) residents of the city, appointed by city council.
- 2-7-6: OATH: Each person, upon selection to the board, must execute an oath of of-

fice at the first meeting of the board following the selection or at the city clerk's office any time prior to the first meeting of the board.

....

2-7-9: 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 commission. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term.

2-7-10: MEETINGS:

- A. Regular Meetings: The board must meet not less than what is required by the State Library of Iowa standards for accreditation.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the members.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. The board must declare the office of a trustee vacant when the trustee is removed from the library board or the unexcused absence from six (6) consecutive regular meetings.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. 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.
- F. Quorum: Four (4) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 25-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE A BUILDING CODE AND REGULATIONS, SECTION 14-1A-6 BUILDING CODE ADVISORY AND APPEAL BOARD**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IA.:

Section 1. Section 14-1A-6 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership:

1. The board comprises seven (7) residents of the city, appointed by the city council.
2. Special experience and training qualifications:
 - a. One member must be a residential construction professional.
 - b. One member must be a commercial construction professional.
 - c. One member must be an electrical construction professional.
 - d. One member must be a plumbing construction professional.
 - e. One member must be a heating, ventilation, and air conditioning (HVAC) construction professional.
 - f. Two (2) multi-disciplinary representatives, which could be an architect, engineer, building designer, or general construction professional.
3. Alternates: Alternate representatives shall be appointed for the residential construction professional, commercial construction professional, electrical construction professional, plumbing construction professional, and HVAC construction professional positions and shall be called upon to participate in the event of a conflict of interest or unavailability of the primary appointee.

- 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.

....

J. Meetings:

1. Regular Meetings: The board must meet upon call of the Chairperson, the City Manager, or the City Manager's designee.
2. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.
3. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.
4. Appeals: The board shall meet upon notice from the Chairman, within not less than ten (10) days and not more than ninety (90) days of the filing of an appeal, at stated periodic meetings, or at the written request of a majority of the members.

5. 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.

6. 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.

7. Quorum: Four (4) members of the board must be in attendance to constitute a quorum for the transaction of business. An affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.

....

- L. Removal: Except as provided in subsection 14-1A-6E5a of this chapter, the city council may remove any commissioner for good cause.

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 26-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 11 CABLE TELEVISION COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 11 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

2-11-5: MEMBERSHIP:

- A. The commission comprises five (5) residents of the city, appointed by the city council.
- B. Special Qualifications: In its appointments, the city council will endeavor to achieve a broad representation of the community and public interests which can take advantage of dedicated channels to benefit the residents of the city of Dubuque and to develop a commission versed and competent in telecommunication administration, financ-

es, and regulation. The city council will attempt to give preference to applicants who are actively interested in promoting community cable programming who possess, or are willing to acquire, video production background, and who will relate to the spectrum of informational and cultural needs of cable viewers of the city of Dubuque and applicants who possess professional or experiential backgrounds in law, finances, administration, public relations, or telecommunication technologies.

2-11-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

2-11-10: MEETINGS:

- A. Meetings: The commission shall meet as needed. Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- B. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- C. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- E. Quorum: Three (3) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 27-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 4 CIVIC CENTER ADVISORY COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 4 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

2-4-5: MEMBERSHIP: The commission comprises five (5) residents of the city, appointed by the city council.

2-4-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

2-4-10: MEETINGS:

- A. Regular Meetings: The commission must meet quarterly.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Three (3) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 28-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 2 BOARDS AND
COMMISSIONS, CHAPTER 2 CIVIL SER-
VICE COMMISSION**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Title 2, Chapter 2 of the City of
Dubuque Code of Ordinances is hereby
amended to read as follows:

....

2-2-5: MEMBERSHIP:

A. Composition: The commission com-
prises three (3) residents of the city,
appointed by the mayor with approval
of the city council.

B. Special Qualifications:

1. Commissioners must be citizens of
Iowa, eligible electors as defined in
the Iowa Code, and may not hold or
be a candidate for any office of public
trust.

2. The equity and human rights director
shall, ex officio, be a member, without
vote.

3. Commissioners may not do any of
the following:

a. Sell, or in any manner become par-
ties, directly or indirectly, to any
contract to furnish supplies, materi-
al, or labor to the city unless the
sale is made or the contract is
awarded by competitive bid in writ-
ing, publicly invited and opened.

b. Have an interest, direct or indirect,
in any contract or job of work or ma-
terial or the profits thereof or ser-
vices to be furnished or performed
for the city unless the contract or
job is awarded by competitive bid in
writing, publicly invited and opened.

2-2-6: OATH: Each person, upon appoint-
ment to the commission, must execute
an oath of office at the first meeting of the
commission following the appointment or
at the city clerk's office any time prior to
the first meeting of the commission.

....

2-2-10: MEETINGS:

A. Regular Meetings: The commission
meets monthly. When there is no busi-
ness, there is no obligation to meet.

B. Special Meetings: Special meetings
may be called by the chairperson or at
the written request of a majority of the
commissioners.

C. Open Meetings: All meetings must be
called and held in conformance with the
Iowa open meetings law.

D. Attendance:

1. In the event a commissioner has
been absent for three (3) or more
consecutive meetings of the commis-
sion, without being excused by the
chairperson, such absence will be
grounds for the commission to rec-
ommend to the city council that the
position be declared vacant and a re-
placement appointed.

2. Attendance must be entered upon
the minutes of all meetings.

E. Minutes: A copy of the minutes of all
regular and special meetings of the
commission must be filed with the city
council within ten (10) working days af-
ter approval by the commission, or by
the next regularly scheduled city coun-
cil meeting, whichever is later.

F. Quorum: Two (2) commissioners con-
stitute a quorum for the transaction of
business. The affirmative vote of a ma-
jority of the commissioners present and
voting is necessary for the adoption of
any motion or resolution.

....

Section 2. This ordinance shall take effect
July 1, 2024.

Passed, approved, and adopted this 17th
day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 29-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 2 BOARDS AND
COMMISSIONS, CHAPTER 5 HOUSING
AGENCY AND COMMUNITY DEVELOP-
MENT COMMISSIONS, ARTICLE C COM-
MUNITY DEVELOPMENT ADVISORY COM-
MISSION**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Title 2, Chapter 5, Article C of
the City of Dubuque Code of Ordinances is
hereby amended to read as follows:

....

2-5C-5: MEMBERSHIP:

A. Composition: The commission com-
prises nine (9) residents of the City,
appointed by the City Council.

B. Qualifications:

1. Four (4) members must be residents
of census tracts and block groups
where at least fifty one percent (51%)
of the residents are low/moderate in-
come persons as determined by the
United States Department of Com-
merce, Bureau of the Census.

2. Four (4) members must be residents of the community at-large.

3. One member must be appointed by and from the membership of the Housing Commission, with City Council approval.

2-5C-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the City Clerk's Office any time prior to the first meeting of the commission.

....

2-5C-10: MEETINGS:

A. Regular Meetings: The commission must meet monthly.

B. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

D. Attendance:

1. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission to recommend to the City Council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

F. Quorum: Five (5) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 30-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 8 EQUITY AND HUMAN RIGHTS, CHAPTER 2 EQUITY AND

HUMAN RIGHTS COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 8, Chapter 2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

8-2-5: MEMBERSHIP: The commission comprises nine (9) residents of the city, appointed by the city council from various racial, religious, cultural, and social groups within the city.

8-2-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

8-2-10: MEETINGS:

A. Regular Meetings: The commission must meet monthly.

B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

D. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

F. Quorum: Five (5) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

8-2-11: COMPENSATION: Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 31-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 16 UNIFIED DEVELOPMENT CODE, CHAPTER 10 HISTORIC PRESERVATION COMMISSION APPLICATIONS AND PROCEDURES, SECTION 16-10-1 HISTORIC PRESERVATION COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 16-10-1 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership:

1. Number: The commission comprises nine (9) residents of the city, appointed by the city council.
2. Special Qualifications:
 - a. One resident from each designated historic preservation district, including historic districts hereinafter established.
 - b. Four (4) at large members.
 - c. Each member must possess qualifications evidencing expertise or interest in architecture, history, archaeology, law, construction, building rehabilitation, city planning, or conservation in general.
 - d. One member must be a licensed architect.
4. Compliance With Iowa Code: Membership on the commission must comply with the provisions of Iowa Code section 303.34, subsection 3, relating to establishment of a commission to deal with matters involving areas of historical significance.

- F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

J. Meetings:

1. Regular Meetings: The commission must meet at least three (3) times in a calendar year to maintain certified local government status.
2. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

4. Attendance:

- a. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission 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.

5. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

6. Quorum: Five (5) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 32-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE J PROPERTY MAINTENANCE CODE, SECTION 14-1J-7 HOUSING APPEALS AND MEDIATION BOARD**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1J-7 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership:

1. The board comprises five (5) residents of the city, appointed by the city council.
2. Special Experience and Training Qualifications: The housing appeals and mediation board shall be comprised of residents with an interest in fair and equitable housing with emphasis on balance of landlords, tenants and other interested citizens.

- F. Oath: Each person, upon appointment to the board, must execute an oath of office

at the first meeting of the board following appointment or at the city clerk's office any time prior to the first meeting of the board.

....

J. Meetings:

1. The board shall meet upon notice from the chairman, within not less than ten (10) days and not more than ninety (90) days of the filing of an appeal or a request for mediation, at stated periodic meetings, or at the written request of a majority of the members.
2. 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.
3. 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.
4. Quorum: Three (3) members of the board must be in attendance to constitute a quorum for the transaction of business. An affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.

....

L. Removal: Except as provided in subsection 14-1J-7J2 of this chapter, the city council may remove any member for good cause.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 33-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 2 BOARDS AND
COMMISSIONS, CHAPTER 5 HOUSING
AGENCY AND COMMUNITY DEVELOPMENT
COMMISSIONS, ARTICLE B HOUSING
COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 5, Article B of the City of Dubuque Code of Ordinances is

hereby amended to read as follows:

....

2-5B-5: MEMBERSHIP:

- A. Number: The commission comprises ten (10) residents of the city.
- B. Special Qualifications:
 1. At least three (3) members must be appointed specifically on the basis of experience in real estate development, banking, finance, accounting, funds management, or other related areas of expertise.
 2. One (1) member must be a person who is a recipient of tenant based rental assistance under section 8 of the United States Housing Act of 1937, whose name appears on a lease of section 8 property. If such member ceases to be a recipient of rental assistance under section 8, the term of such member is deemed terminated and a new member who meets the requirements of this subsection must be appointed for the remainder of the term.
 3. The remaining members are at-large members.
 4. Cross-Representation:
 - a. One (1) member must be appointed by the commission, with city council approval, to serve on the community development advisory commission.
 - b. One (1) member must be appointed by the commission, with city council approval, to serve on the long-range planning advisory commission.

2-5B-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

2-5B-10: MEETINGS:

- A. Regular Meetings: The commission must meet quarterly.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to rec-

ommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

F. Quorum: Six (6) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 34-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 5 HOUSING AGENCY AND COMMUNITY DEVELOPMENT COMMISSIONS, ARTICLE D TRUST FUND ADVISORY COMMITTEE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 5, Article D of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership:

1. The committee comprises five (5) residents of the city, appointed by the city council.

2. Special qualifications:

a. Two (2) of the members must be appointed by the committee, with city council approval, to serve on the City of Dubuque housing commission.

b. Three (3) members of the public must be elected specifically on the basis of experience in real estate development, banking, finance, accounting, funds management, or other related areas of expertise.

F. Oath: Each person, upon appointment to the committee, must execute an oath of office at the first meeting of the committee following the appointment or at the city clerk's office any time prior to the first meeting of the committee.

....

J. Meetings:

1. Regular Meetings: The committee must meet at least two (2) times per year; one meeting must be a public hearing regarding submission of the Iowa finance authority application.

2. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the members.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

4. Attendance:

a. In the event a member of the committee has been absent for three (3) or more consecutive meetings of the committee, without being excused by the chairperson, such absence will be grounds for the committee 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.

5. Minutes: A copy of the minutes of all regular and special meetings of the committee must be filed with the city council within ten (10) working days after approval by the committee, or by the next regularly scheduled city council meeting, whichever is later.

6. Quorum: Three (3) members of the committee constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 35-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 3 INVESTMENT OVERSIGHT ADVISORY COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 3 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

2-3-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

2-3-10: MEETINGS:

- A. Regular Meetings: The commission must meet quarterly.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Three (3) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 36-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 15 PLANNING AND
ZONING, CHAPTER 2 LONG RANGE
PLANNING ADVISORY COMMISSION**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Title 15, Chapter 2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

15-2-5: MEMBERSHIP:

- A. Composition: The commission comprises seven (7) residents of the city, appointed by the city council.
- B. Qualifications:
 - 1. All members must be qualified by their knowledge, experience, and

ability to contribute to the city's long range planning and development efforts.

- 2. Cross-Representation: One (1) member must be appointed by and from the membership of the Housing Commission, with city council approval.

15-2-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

....

15-2-10: MEETINGS:

- A. Meetings: Meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.
- B. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.
- C. Attendance:
 - 1. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission to recommend to the City Council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- D. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.
- E. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

**ORDINANCE NO. 37-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 10 PUBLIC WAYS
AND PROPERTY, CHAPTER 5 PARKS AND
RECREATION, ARTICLE A ADMINISTRATION,
SECTION 10-5A-2 PARK AND REC-**

REATION ADVISORY COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 10-5A-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership: The commission comprises seven (7) residents of the City, appointed by the City Council.

F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the City Clerk's Office any time prior to the first meeting of the commission.

....

J. Meetings:

1. Regular Meetings: The commission must meet not less than bi-monthly.

2. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.

3. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

4. Attendance:

a. In the event a Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission 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.

5. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

6. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 38-24**AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 2 BOARDS AND COMMISSIONS, CHAPTER 6 RESILIENT COMMUNITY ADVISORY COMMISSION**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 2, Chapter 6 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

2-6-6: OATH: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission following the appointment or at the city clerk's office any time prior to the first meeting of the commission.

2-6-7: TERMS: The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. The terms of the cross representatives appointed from the arts and cultural affairs advisory commission, Catfish Creek Watershed management authority, community development advisory commission, historic preservation commission, housing commission, human rights commission, long range planning advisory commission, park and recreation advisory commission, transit advisory board, and/or zoning advisory commission must coincide with their terms on the resilient community advisory commission.

....

2-6-10: MEETINGS:

A. Regular Meetings: The commission generally meets monthly. When there is no business, there is no obligation to meet.

B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

D. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city

council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

- F. Quorum: Five (5) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 39-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 5 TRANSIT SYSTEM, CHAPTER 1 TRANSIT ADVISORY BOARD

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 5, Chapter 1 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

- 5-1-6: 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.

....

5-1-10: MEETINGS:

- A. Regular Meetings: The board will meet bimonthly, September through May, meeting no less than four (4) times per year.
- B. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.
- D. Attendance:
1. 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.
 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the City Council

cil within ten (10) working days after approval by the board, or by the next regularly scheduled City Council meeting, whichever is later.

- F. Quorum: Three (3) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 40-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 16 UNIFIED DEVELOPMENT CODE, CHAPTER 9 ZONING ADVISORY COMMISSION APPLICATIONS AND PROCEDURES, SECTION 16-9-1 ZONING ADVISORY COMMISSION

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 16-9-1 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

E. Membership:

1. Number Of Commissioners: The commission comprises seven (7) residents of the city, appointed by the city council.
 2. Qualifications:
 - a. Members must be qualified by knowledge, experience, and ability to act in matters pertaining to short range planning and zoning, none of whom hold an elective position in the city.
 - b. Two (2) members of the zoning advisory commission must be selected by the city council to serve on the airport zoning advisory commission.
- F. Oath: Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission or at the city clerk's office any time prior to the first meeting of the commission.

....

J. Meetings:

1. Meetings: Meetings may be called by the Chairperson or at the written request of a majority of the Commissioners.
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 Commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the Chairperson, such absence will be grounds for the commission 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 commission must be filed with the City Council within ten (10) working days after approval by the commission, or by the next regularly scheduled City Council meeting, whichever is later.

5. Quorum: Four (4) Commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the Commissioners present and voting is necessary for the adoption of any motion or resolution.

....

L. Removal: The City Council may remove any Commissioner for cause upon written charges and after a public hearing.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

ORDINANCE NO. 41-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 16 UNIFIED DEVELOPMENT CODE, CHAPTER 8 ZONING BOARD OF ADJUSTMENT APPLICATIONS AND PROCEDURES, SECTION 16-8-1 ZONING BOARD OF ADJUSTMENT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 16-8-1 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

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 pub-

lic 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.

....

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 affect any variation in such ordinance.

....

Section 2. This ordinance shall take effect July 1, 2024.

Passed, approved, and adopted this 17th day of June 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

13. Work Session Request: Central Avenue & White Street Corridor Traffic Study: Motion by Sprank to receive and file the documents and schedule the work session for July 1, 2024, at 5:30 p.m. Seconded by Resnick. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Sprank reported on the upcoming event at Audubon Elementary to unveil a new sculpture made from old Comiskey Park playground equipment.

Council Member Farber reported on attending the National League of Cities (NLC) summer board meeting.

Council Member Resnick reported on the bear recently sited in Dubuque.

Council Member Roussell reported on the Juneteenth celebration and the Dog Expo.

Council member Wethal also reported on the Juneteenth celebration and GDDC's Talent Dubuque Luncheon.

Council Member Jones reported on gathering with a group of Marine veterans and former Dubuque Mayor Walt Pregler, during which they visited the bell from the USS Dubuque. Mr. Jones also reported on ribbon cuttings for the Telegraph Herald building and the new sculpture outside Carnegie Stout Public Library.

Mayor Cavanagh reported on his recent presentation on the SMART Grant the city received for the STREETS Program.

CLOSED SESSION

Motion by Jones to convene in closed session at 10:03 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Roussell. 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 11:01 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 11:01 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:30 p.m. on June 18, 2024, in Conference Room A of City Hall, 50 W. 13th 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 closed session pursuant to Iowa Code Chapter 21.5.

CLOSED SESSION

Motion by Jones to convene in closed session at 5:31 p.m. to discuss Professional Evaluation(s) – Chapter 21.5(1)(i) Code of Iowa. Seconded by Farber. Motion carried 7-0.

The City Council reconvened in open session at 9:16 p.m.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:16 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on July 1, 2024, 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 (attended virtually and joined at 5:34 p.m.), 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 Central Avenue and White Street Corridor Traffic Study.

WORK SESSION

Central Avenue and White Street Corridor
Traffic Study

Traffic Engineer Justine Hull introduced Bolton & Menk, Inc. Senior Traffic Engineer Jennifer McCoy and Senior Urban Designer Andrew Dresdner who presented on stakeholder outreach, vision/goals, existing conditions results and concepts that are being considered for the Central Avenue and White Street corridor. In response to a City Council question, Ms. McCoy stated that a pop-up open house is scheduled for an upcoming Dubuque Farmer's Market, with a traditional open house planned for the fall. Ms. McCoy further stated that three alternate parking plans will be developed for analysis and various design elements will be considered to encourage drivers to reduce speeds. Mr. Dresdner summarized input provided by trucking companies and potential parking options. City Council Members stressed that no decisions have been finalized and that discussions will continue. Concerns about parking availability and location, crash data, and crime perceptions were also expressed.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:23 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on July 1, 2024, 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 (attended virtually), 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

CONSENT ITEMS

Council Member Jones requested Item No. 23 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated except for Item No. 23. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of June 17 and June 18, 2024; Civil Service Commission of June 12, 2024; Equity and Human Rights Commission of April 9, 2024; Five Flags Civic Center Commission of March 4, 2024; Library Board of Trustees Council Update of May 23, 2024; Proof of Publication for City Council Proceedings of May 29, 2024. Upon motion the documents were received and filed.

2. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 207-24 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.

**RESOLUTION NO. 207-24
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, IA. 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 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

3. FY 2025 Arts & Culture Operating Support & Capacity Building Grants Funding Recommendation: Upon motion the documents were received, filed, and concurred.

4. Approving Fund Transfers for Capital Projects and Other Expense Reimbursements in Fiscal Year 2024 – Period 13: Upon motion the documents were received and filed, and Resolution No. 208-24 Authorizing the Chief Financial Officer to make the Appropriate Interfund Transfers of Sums and Record the Same in the Appropriate Manner for the FY 2024 for the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 208-24
AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE THE APPROPRIATE IN-**

TERFUND TRANSFERS OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR THE FY 2024 FOR THE CITY OF DUBUQUE, IA.

Whereas, Iowa Administrative Rules Code Section 545-2.5(5) implements Iowa Code Section 384.18 and provides that the City Council shall approve all transfers of moneys from one budgeted fund to another budgeted fund as provided in Iowa Administrative Rules Code Section 545-2.5(5).

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

Section 1. Authorize the Chief Financial Officer to Transfer Funds. That the Chief Financial Officer be and is hereby authorized by the City Council to make the appropriate interfund transfer of sums and record the same in the appropriate manner for FY 2024.

Section 2. Transfer of Funds. That the Chief Financial Officer will transfer the following sums and to record the same in the appropriate manner:

1. Transfer from General Fund to the Section 8 Fund \$241,775.00 for the deficit related to HUD administrative funding.
2. Transfer from General Fund to Transit Fund \$1,682,830.00 for the Transit Levy and reimbursement of the downtown shuttle.
3. Transfer from the Tort Liability Fund to the General Fund \$386,860.42 for the cost of liability insurance.
4. Transfer from the Trust & Agency Fund to the General Fund \$2,565,939.25 for the cost of employee benefits.
5. Transfer from the Dubuque Industrial Center Tax Increment Financing Fund to the General Fund \$273,456.95 for the reimbursement of Tax Increment Financing eligible expenses.
6. Transfer from the Greater Downtown Tax Increment Financing Fund to the General Fund \$144,807.75 for the reimbursement of Tax Increment Financing eligible expenses.
7. Transfer from Dubuque Industrial Center TIF fund to the General Construction Fund \$371,500.00 for Tax Increment financing eligible construction projects.
8. Transfer from Greater Downtown TIF Fund to Parking Operations Fund \$489,525.00 for debt service on downtown ramps.
9. Transfer from Greater Downtown TIF Fund to Housing Trust Fund \$53,169.00 for reimbursement of Tax Increment Financing eligible construction projects.

10. Transfer from Sanitary Sewer Operating Fund to General Fund \$1,980,288.00 for recharge of administrative overhead.
11. Transfer from Sanitary Sewer Operating Fund to Sanitary Sewer Capital Fund \$1,946,760.00 for capital construction.
12. Transfer from Stormwater Operating Fund to General Fund \$1,192,164 for recharge of administrative overhead.
13. Transfer from Stormwater Operating Fund to Stormwater Construction Fund \$400,000.00 for capital construction.
14. Transfer from Parking Operating Fund to General Fund \$254,963.00 for recharge of administrative overhead.
15. Transfer from Water Operating Fund to General Fund \$1,512,215.00 for recharge of administrative overhead.
16. Transfer from Water Operating Fund to Water Construction Fund \$1,000,000.00 for capital construction.
17. Transfer from Refuse Operating Fund to General Fund \$1,508,564.00 for recharge of administrative overhead.
18. Transfer from Refuse Operating Fund to Refuse Construction Fund \$471,760.00 for capital construction.
19. Transfer from Landfill Fund to General Fund \$524,622.00 for recharge of administrative overhead.
20. Transfer from General Fund to the Debt Service Fund \$136,241.89 for annual debt service payments.
21. Transfer from Dubuque Industrial Center Tax Increment Financing Fund to the Debt Service Fund \$792,264.50 for annual debt service payments.
22. Transfer from Greater Downtown Tax Increment Financing Fund to the Debt Service Fund \$1,896,516.00 for annual debt service payments.
23. Transfer from Road Use Tax Special Revenue Fund to the Debt Service Fund \$67,000.00 for annual debt service payments.
24. Transfer from Street Construction Fund to the Debt Service Fund \$226,033.00 for annual debt service payments.
25. Transfer from Sales Tax Increment Special Revenue Fund to the Debt Service Fund \$5,637,759.69 for annual debt service payments.
26. Transfer from Sales Tax Construction Fund to the Debt Service Fund \$923,932.55 for annual debt service payments.
27. Transfer from Passenger Facility Fund to the Debt Service Fund \$176,909.50 for annual debt service payments.
28. Transfer from Sales Tax Construction Fund to the Stormwater Operating Fund \$442,290.00. for stormwater subsidies related to tax exempt entities, farms, and

half rate for income qualified.

29. Transfer from the General Fund to the Refuse Fund \$919,047.00 for reimbursement of 50% rate reduction and implementation of city-wide tipper carts.
30. Transfer from the General Fund to the Sanitary Sewer Operating Fund \$32,000.00 for reimbursement of 50% rate reduction.
31. Transfer from the General Fund to the Water Operating Fund \$25,000.00 for reimbursement of 50% rate reduction.
32. Transfer from the Greater Downtown Tax Increment Financing Fund to the Parking Operating Fund \$2,011,000. for the reimbursement of Tax Increment Financing eligible debt service expenses.
33. Transfer from the Greater Downtown Tax Increment Financing Fund to the Transit Enterprise Fund \$281,700.00 for the reimbursement of Tax Increment Financing eligible debt service expenses.
34. Transfer from the Sales Tax Special Revenue Fund to the Transit Enterprise Fund \$69,008.00 for the reimbursement of debt service expenses.
35. Transfer from the Greater Downtown Tax Increment Financing Fund to the Downtown Loan Pool Fund \$300,000.00 for the reimbursement of Tax Increment Financing eligible expenses.
36. Transfer from the General Fund to the Refuse Capital Fund \$95,339.00 for the reimbursement of tipper cart expenses.
37. Transfer from the North Cascade TIF Fund to the General Fund \$816.44 for the reimbursement of Tax Increment Financing eligible expenses.
38. Transfer from Stormwater Capital Fund to General Fund \$37,967.00 for capital construction.
39. Transfer from General Fund to Stormwater Capital Fund \$15,174.00 for capital construction.
40. Transfer from General Fund to DRA Gaming Fund \$280.00 for capital construction.
41. Transfer from Stormwater Capital Fund to Road Use Tax Fund \$15,903.00 for capital construction.
42. Transfer from Stormwater Capital Fund to Sanitary Sewer Construction Fund \$230,000.00 for capital construction.
43. Transfer from Road Use Tax Fund to Stormwater Construction Fund \$92,093.00 for capital construction.
44. Transfer from DRA Distribution Fund to Garage Service Fund \$31,073.00 for capital construction.

Passed, approved and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Multicultural Family Center Board Receives Iowa Governor's Volunteer Award: Upon motion the documents were received and filed.

6. Seippel Road Water Main Lowering Project Award: Upon motion the documents were received and filed, and Resolution No. 209-24 Awarding Public Improvement Contract for the Seippel Road Water Main Lowering Project was adopted.

**RESOLUTION NO. 209-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE SEIPPEL ROAD WATER MAIN LOWERING PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Seippel Road Water Main Lowering Project, (the Project) pursuant to Resolution No. 167-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 7th day of June 2024; and

Whereas, said sealed proposals were opened and read on the 20th day of June 2024 and it has been determined that Top Grade Excavating of Farley, Iowa, in the bid amount of \$186,275.20, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Top Grade Excavating and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

7. Walmart, Inc. and Wal-Mart Real Estate Business Trust 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 Walmart, Inc. and Wal-Mart Real Estate Business Trust for their property located at Parcel No. 1028352901. Upon motion the documents were received, filed, and approved.

8. Walmart, Inc. and Sam's Real Estate Business Trust 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 Walmart, Inc. and Sam's Real

Estate Business Trust for their property located at 4400 Asbury Road. Upon motion the documents were received, filed, and approved.

9. J & M Fireworks Permit Request: City Manager recommended approval of a Fireworks Permit for a private fireworks display at Dubuque Golf and Country Club on July 12, 2024. Upon motion the documents were received, filed, and approved.

10. Q Casino and Beartooth Fireworks Permit Request: City Manager recommended approval of a Pyrotechnics Permit to use pyrotechnics at the Beartooth music performance at the Q Casino on July 18, 2024. Upon motion the documents were received, filed, and approved.

11. Letter of Support for Crescent Community Health Center: City Manager provided a copy of a letter of support on behalf of the City of Dubuque in support of the Crescent Community Health Center's (Crescent's) proposal for the HRSA grant opportunity for Expanded Hours. Upon motion the documents were received, filed, and approved.

12. Approve FY25 Four Mounds Foundation Community Development Block Grant Agreement: Upon motion the documents were received, filed, and approved.

13. Iowa Health and Human Services (Iowa HHS) Childhood Lead Poisoning and Healthy Homes Funding and Agreement with the Visiting Nurse Association (VNA) and the Dubuque County Board of Health: Upon motion the documents were received, filed, and approved.

14. Bee Branch Stormwater Pumping Station (Phase IV of the Bee Branch Watershed Flood Mitigation Project #5586500007 FEMA PDM Grant: Upon motion the documents were received and filed, and Resolution No. 210-24 Approving a Federal Emergency Management Agency Pre-Disaster Mitigation Grant Application Construction of the Dubuque Flood Mitigation Gates and Pumps Project and Establishing Authorized City Representatives as Required to Submit the Application and Resolution No. 211-24 Local Match for Hazard Mitigation Assistance Program were adopted.

**RESOLUTION NO. 210-24
APPROVING A FEDERAL EMERGENCY MANAGEMENT AGENCY PRE-DISASTER MITIGATION GRANT APPLICATION CONSTRUCTION OF THE DUBUQUE FLOOD MITIGATION GATES AND PUMPS PROJECT AND ESTABLISHING AUTHORIZED CITY REPRESENTATIVES AS REQUIRED**

TO SUBMIT THE APPLICATION

Whereas, the City Council of the City of Dubuque, IA. wishes to apply for a Federal Emergency Management Agency (FEMA) pre-disaster mitigation grant program for the construction of a new stormwater pumping station at the 16th Street Detention Basin, and

Whereas, the City Council, in support of the application for \$8,000,000.00 in grant funding, must pledge a local match estimated at \$18,609,820 toward the activity as identified in the application, and

Whereas, the City must establish authorized representatives in order to complete and submit grant application documents.

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

Section 1. Approves the application for FEMA Pre-disaster Mitigation grant funding.

Section 2. Authorizes the establishment of Chief Financial Officer Jennifer Larson and Water & Resource Recovery Center Director Deron Muehring as authorized representatives to prepare and submit the grant application.

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 211-24
LOCAL MATCH FOR THE HAZARD MITIGATION ASSISTANCE PROGRAM**

Whereas, the city of Dubuque (hereinafter called "the Subrecipient"), County of Dubuque, has made applications through the Iowa Department Homeland Security and Emergency Management (HSEMD) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Assistance Program, in the amount of \$7,900,000 for the total project cost: and

Whereas, the sub recipient recognizes the fact that this grant is based on a cost share basis with the federal share not exceeding 75%, the state share not exceeding 10%, and the local share being a *minimum* of 15% local share can be either cash or in-kind match: and

therefore, the subrecipient agrees to provide and make available up to \$18,619,820 (eighteen million five hundred nine thousand eight hundred twenty dollars) of local monies to be used to meet the *minimum* local match requirement for this mitigation grant application

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

15. East-West Corridor Capacity Improvements Professional Consultant Services Contract - Supplemental Agreement No. 2 Preliminary Engineering Design and Environmental

Clearance Phase Iowa DOT Project No. STBG-SWAP-2100 (698)--SG-31: Upon motion the documents were received and filed, and Resolution No. 212-24 Approving the Consultant Professional Services - Supplemental Agreement No. 2 Between HDR Inc. and the City of Dubuque for the East-West Corridor Capacity Improvements was adopted.

**RESOLUTION NO. 212-24
APPROVING THE CONSULTANT PROFESSIONAL SERVICES -SUPPLEMENTAL AGREEMENT NO. 2 BETWEEN HDR INC. AND THE CITY OF DUBUQUE FOR THE EAST-WEST CORRIDOR CAPACITY IMPROVEMENTS**

Whereas, the City of Dubuque is proceeding with East-West Corridor Capacity Improvements; and

Whereas, based on Environmental Phase 1 work completed to-date to evaluate cultural resources and section 106 historic properties within the project corridor, the State Historical Preservation Office has directed the Phase 1 study area be expanded; and

Whereas, to comply with NEPA regulatory requirements, supplemental architectural investigation survey shall be completed within the expanded study area; and

Whereas, the Consultant Professional Services - Supplemental Agreement No.1 authorizes HDR to perform supplemental Phase 1 architectural investigation survey to complete the Preliminary Engineering Design and Environmental Clearance Phase to advance the development of East-West Corridor Capacity Improvements.

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

Section 1. That said Consultant Professional Services - Supplemental Agreement No. 2 between HDR, Inc. and the City of Dubuque is hereby approved, subject to the concurrence of the Iowa Department of Transportation.

Section 2. That the City Manager is authorized and directed to execute said Consultant Professional Services - Supplemental Agreement No. 2 with HDR, Inc. for the East-West Corridor Capacity Improvements.

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, CMC City Clerk

16. East-West Corridor Capacity Improvements Approve Amended Federal-Aid SWAP Funding Agreement Iowa DOT Project Iowa DOT Agreement: Upon motion the documents were received and filed, and Resolution No.:213-24 Approving an Amended Federal-Aid Swap Funding Agreement (6-19-STBG-SWAP-040-A) with the Iowa Department of

Transportation for the Development and Advancement of East-West Corridor Capacity Improvements was adopted.

**RESOLUTION NO. 213-24
APPROVING AN AMENDED FEDERAL-AID
SWAP FUNDING AGREEMENT (6-19-STBG-
SWAP-040-A) WITH THE IOWA DEPART-
MENT OF TRANSPORTATION FOR THE
DEVELOPMENT AND ADVANCEMENT OF
EAST-WEST CORRIDOR CAPACITY IM-
PROVEMENTS**

Whereas, the City of Dubuque is proceeding with East-West Corridor Capacity Improvements; and

Whereas, the original Federal-Aid SWAP Funding Agreement (Agreement No. 6-19-STBG-SWAP-039) was approved and executed on December 20, 2019, between the City and the Iowa DOT; and

Whereas, the Amended Federal-Aid SWAP Funding Agreement (Agreement No. 6-19-STBG-SWAP-040-A) provides clarification on what are eligible costs (only preliminary design and environmental) utilizing the SWAP funding allocation; and

Whereas, the Amended Agreement also revises the eligible funding amount from the original \$7,560,000, to the amended amount of \$1,190,175, which is the amount of the current HDR, Inc. Consultant Professional Services Contract.

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

Section 1. That said Amended Federal-Aid SWAP Funding Agreement (Agreement No. 6-19-STBG-SWAP-040-A) with the Iowa Department of Transportation for the development and advancement of East-West Corridor Capacity Improvements is hereby approved.

Section 2. That the Mayor is authorized and directed to execute said Amended Federal-Aid SWAP Funding Agreement (Agreement No. 6-19-STBG-SWAP-040-A) with the Iowa Department of Transportation for the development and advancement of East-West Corridor Capacity Improvements.

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

17. Accepting Grant of Permanent Embankment Easement across Rockdale Church Property off Old Mill Road in Dubuque as Part of Phase One of the Old Mill Road Lift Station Project: Upon motion the documents were received and filed, and Resolution No. 214-24 Accepting a Grant of Permanent Embankment Easement through, under and across Part of

Lot 1 of the Subdivision of Mineral Lot 513, Lot 1 of Lot 1 of Mineral Lot 507, and "Grave Yard Lot", in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 214-24
ACCEPTING A GRANT OF PERMANENT
EMBANKMENT EASEMENT THROUGH,
UNDER AND ACROSS PART OF LOT 1 OF
THE SUBDIVISION OF MINERAL LOT 513,
LOT 1 OF LOT 1 OF MINERAL LOT 507,
AND "GRAVEYARD LOT", IN THE CITY OF
DUBUQUE, IA.**

Whereas, as property owner, Rockdale Church has executed a Grant Easement of Permanent Embankment Easement through, under and across Part of Lot 1 of the Subdivision of Mineral Lot 513, Lot 1 of Lot 1 of Mineral Lot 507, and "Graveyard Lot", in the City of Dubuque, IA.; and

Whereas, as contract purchaser, Rockdale, LLC has consented to a Grant Easement of Permanent Embankment Easement through, under and across Part of Lot 1 of the Subdivision of Mineral Lot 513, Lot 1 of Lot 1 of Mineral Lot 507, and "Graveyard Lot", in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant Easement of Permanent Embankment Easement through, under and across Part of Lot 1 of the Subdivision of Mineral Lot 513, Lot 1 of Lot 1 of Mineral Lot 507, and "Grave Yard Lot", in the City of Dubuque, IA. from Rockdale Church, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Passed, approved and adopted this 1st of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

18. Accepting the Grant of Easements from Rabbit Hollow Nature Conservancy, Inc.: Upon motion the documents were received and filed, and Resolution No. 215-24 Accepting the Grant of Easements from Rabbit Hollow Nature Conservancy, Inc. was adopted.

**RESOLUTION NO. 215-24
ACCEPTING THE GRANTS OF EASE-
MENTS FROM RABBIT HOLLOW NATURE
CONSERVANCY, INC.**

Whereas, the City of Dubuque, IA. and Rabbit Hollow Nature Conservancy, Inc. entered into an Agreement for grant of easement for sanitary sewer utility and sanitary sewer access dated the 17th day of June 2024 for the

following described real property:

Parts of Lot A of Old Mill Subdivision No. 3 and Lot 2 of McNamer Acres #4, in the City of Dubuque, IA., as shown on Exhibit A attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place and Lot 1 of Rabbit Hollow Place # 2, in the City of Dubuque, IA., as shown on Exhibit B attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place # 2, in the City of Dubuque, IA., as shown on Exhibit C attached hereto and by reference made a part hereof;

Parts of Lot 2 of Rabbit Hollow Place and Lot 1 of Rabbit Hollow Place # 2 and Lot 1 of Rabbit Hollow Place # 7, in the City of Dubuque, IA., as shown on Exhibit D attached hereto and by reference made a part hereof;

Parts of Lots 1, 2, 3, and 4 of Faldorf-Dockal Woodland Preserve, in the City of Dubuque, IA., as shown on Exhibit E attached hereto and by reference made a part hereof; and

Whereas, the terms of the Agreement have been fulfilled.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. AS FOLLOWS:

Section 1. The Grants of Easements attached hereto are hereby accepted.

Section 2. The City Clerk is hereby authorized and directed to record the Grants of Easements with the Dubuque County Recorder.

Passed, approved and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

19. Purchase Agreement between the City of Dubuque, Rabbit Hollow Nature Conservancy, Inc. and Iowa Natural Heritage Foundation - Accepting the Warranty Deed: Upon motion the documents were received and filed, and Resolution No. 216-24 Accepting the Deed from Rabbit Hollow Nature Conservancy, Inc. to Certain Real Estate in Dubuque County, IA. was adopted.

**RESOLUTION NO. 216-24
ACCEPTING THE DEED FROM RABBIT
HOLLOW NATURE CONSERVANCY, INC.
TO CERTAIN REAL ESTATE IN DUBUQUE
COUNTY, IA.**

Whereas, Rabbit Hollow Nature Conservancy, Inc. (Rabbit Hollow) is the owner of the following described real property:

Lot 2 of Lot 2 of Lot 1 of Mineral Lot 507, in the City of Dubuque, IA. (the Property); and

Whereas, City, Rabbit Hollow and Iowa Natural Heritage Foundation entered into a Purchase Agreement for the Property; and

Whereas, the terms of the Purchase Agreement have been met and a Warranty Deed has been delivered to the City; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to accept the Warranty Deed from Rabbit Hollow.

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

Section 1. The Warranty Deed from Rabbit Hollow Nature Conservancy, Inc. is hereby accepted.

Section 2. The City Clerk is hereby authorized and directed to record the Warranty Deed with the Dubuque County Recorder.

Passed, approved and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

20. Pickett Street Rehabilitation Award Recording Memo: Upon motion the documents were received and filed, and Resolution No. 217-24 Awarding Public Improvement Construction Contract for the Pickett Street Rehabilitation Project was adopted.

**RESOLUTION NO. 217-24
AWARDING PUBLIC IMPROVEMENT
CONSTRUCTION CONTRACT FOR THE
PICKETT STREET REHABILITATION
PROJECT**

Whereas, sealed informal bid proposals have been submitted by contractors for the Pickett Street Rehabilitation Project, (the Project) on the 13th day of June 2024; and

Whereas, said sealed proposals were opened and read on the 13th day of June 2024 and it has been determined that Valentine Construction Co., LLC, of Dubuque, IA. submitted the low bid in the amount of \$60,000.00, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Valentine Construction Co., LLC and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

21. Schmitt Island Sanitary Improvements Project Consulting Engineering Services [CIP# 5581500049]: City Manager recommended approval to negotiate and execute a contract with Strand Associates for engineering services for the design of the Schmitt Island Sanitary Improvements Project with an appropriation amount of \$218,380. Upon motion the documents were received, filed, and approved.

22. Request for City Council Ratification of Two Amendments to current Collective Bargaining Agreements (Teamsters Mixed and Teamsters (Bus Operators)): City Manager recommended ratification of the following Amendments to two of the existing union/collective bargaining agreements (CBA's) which have been proposed to and have been ratified by the respective unions: 1. Second Amendment to Teamsters Local 120 (Mixed) [BU 0229 and BU 0503] July 1, 2022 through June 30, 2025 CBA replaces the current Article 19 – VACATIONS and 2. Third Amendment to Teamsters Local No. 120 Bus Operators [BU 1158] July 1, 2022 through June 30, 2025 CBA amends Article 16 VACATIONS. Upon motion the documents were received, filed, and approved.

23. 3000 Jackson Dubuque Brewing and Malting Project Update: Motion by Jones to receive and file the documents. Seconded by Sprank. Alexis Steger, Director of Housing and Community Development, gave an update on the demolition progress, noting that a payment discrepancy has led to the contractor halting demolition work this week. City staff will continue to issue citations to the developer until the contractor resumes work onsite, currently scheduled for next week. Ms. Steger stated that alternatives are being considered, including the city covering the cleanup costs and then recovering the funds through certain options. City Manager Van Milligen added that it is not imminent that city funds will be used for the cleanup. City Council Members expressed frustration with the project's delay and their desire for the developer to continue receiving daily citations until demolition resumes. Motion carried 7-0.

24. Improvement Contracts / Performance, Payment and Maintenance Bonds: Eastern Iowa Excavating & Concrete, LLC for the North Grandview Avenue Pavement Rehabilitation Project - Phase 1. Upon motion the documents were received, filed, and approved.

25. Signed Contracts: Ostrom Painting & Sandblasting, Inc. for 2024 Pavement Marking Project. Upon motion the documents were received and filed.

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. Initiate Public Improvement Bidding Process and Set Public Hearing Jefferson Park Retaining Wall Project: Upon motion the documents were received and filed and Resolution No. 218-24 Setting a Public Hearing for the Jefferson Park Retaining Wall Project was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on July 15, 2024, in the Historic Federal Building.

RESOLUTION NO. 218-24 SETTING A PUBLIC HEARING FOR THE JEFFERSON PARK RETAINING WALL PROJECT

Whereas, the City Council has designated funding for Jefferson Park Retaining Wall; and

Whereas, plans and specifications have been prepared for the Jefferson Park Retaining Wall Project; and

Whereas, the City desires to hold a public hearing on the proposed Jefferson Park Retaining Wall Project.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 6:30 p.m. on July 15, 2024, for the purpose of holding a public hearing and taking action to approve the Jefferson Park Retaining Wall Project.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and approve the Jefferson Park Retaining Wall Project.

Passed, approved, and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Locust Street Parking Ramp Repairs Project - Initiate Public Bidding Process and Setting Date for Public Hearing Project: Upon motion the documents were received and filed and Resolution No. 219-24 Locust Street Parking Ramp Repairs 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 July 15, 2024 in the Historic Federal Building.

**RESOLUTION NO. 219-24
LOCUST STREET PARKING RAMP REPAIRS 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Locust Street Parking Ramp Repairs Project, in the estimated construction cost amount of \$250,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 15th day of July, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Locust Street Parking Ramp Repairs Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 23rd day of July 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 5th day of August 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution of Necessity for the Proposed Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area: Upon motion the documents were received and filed and Resolution No. 220-24 Resolution of Necessity Finding that Certain Property in and Near Mount Pleasant Place Subdivision is an Economic Development Area and that the Development of said area is Necessary in the Interest of the Residents of the City of Dubuque, IA., and Setting a Date for Hearing on a Proposed Urban Renewal Plan For Said District was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on August 5, 2024 in the Historic Federal Building.

**RESOLUTION NO. 220-24
RESOLUTION OF NECESSITY FINDING THAT CERTAIN PROPERTY IN AND NEAR MOUNT PLEASANT PLACE SUBDIVISION IS AN ECONOMIC DEVELOPMENT AREA AND THAT THE DEVELOPMENT OF SAID AREA IS NECESSARY IN THE INTEREST OF THE RESIDENTS OF THE CITY OF DUBUQUE, IA., AND SETTING A DATE FOR HEARING ON A PROPOSED URBAN RENEWAL PLAN FOR SAID DISTRICT**

Whereas, the City Council of the City of Dubuque has determined that the creation of the Mount Pleasant Place Housing Urban Renewal Area will stimulate, through public involvement and commitment, private investment in new housing and residential development as defined by Iowa Code 403.17(12), as described in the Urban Renewal Plan; and

Whereas, the City Council has determined that the area described in Attachment A to this Resolution meets the definition of an Economic Development – LMI Housing Area as defined in Chapter 403 “Urban Renewal” of the Iowa Code; and

Whereas, a significant need for housing units exists in the community and local resources are needed to advance the development; and

Whereas, Iowa Code Chapter 403 requires that before urban renewal authority may be exercised, a City Council must adopt a resolution of necessity finding that the area in question is a slum, blighted or economic development area, and that so designating such area is necessary in the interest of the public health, safety or welfare of the residents of the municipality.

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

Section 1. That the proposed Mount Pleasant Place Housing Urban Renewal Area, generally described in Attachment A and Attachment B to this Resolution, is an Economic Development – LMI Housing Area as defined by Chapter 403 of the Iowa Code, appropriate for public improvements related to housing and residential development and is appropriate for an urban renewal project.

Section 2. That the development of the Mount Pleasant Place Housing Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning and local community objectives.

Section 3. That the development of this area will provide new opportunities for quality housing and job creation in the community.

Section 4. That the City Manager is authorized and directed to prepare an Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area, to forward said Plan to the City's Long Range Planning Commission for review and comment, and to begin the consultation process required by law with affected taxing entities.

Section 5. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area to be held on the 5th day of August 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the proposed Urban Renewal Plan and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 6. That the Economic Development Director is further directed to send by ordinary mail a copy of the proposed Urban Renewal Plan, the notice of public hearing, a notice of consultation, and, to the extent the Urban Renewal Plan includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District Board of Education and Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 1st day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breittfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2027 (Expiring Business Professional term of Chesney). Applicants: Fraco Menchaca, 2685 Raven Oaks; and Nikkole Nutter, 305 Clarke Dr. Upon roll call vote, Mr. Menchaca was appointed to the three-year term through June 30, 2027. Ms. Nutter received 2 votes (Resnick and Jones), and Mr. Menchaca received the remaining 5 votes.

2. Board of Library Trustees: One, 4-Year term through July 1, 2028 (Expiring term of Monk). Applicant: Christina Monk, 2770 Van Buren St. Motion by Jones to appoint Ms. Monk to the four-year term through July 1, 2028. Seconded by Farber. Motion carried 7-0.

3. Cable Television Commission: One, 3-Year term through July 1, 2027 (Expiring term of Tigges). Applicant: Jennifer Tigges, 4927 Wild Flower Dr. Motion by Roussell to appoint Ms. Tigges to the three-year term through July 1, 2027. Seconded by Wethal. Motion carried 7-0.

4. Civic Center Advisory Commission: Two, 3-Year terms through June 29, 2027 (Expiring terms of Jacobs and Parks). Applicants: Pamela Birch, 1910 Amelia Dr.; and Bryce Parks, 2770 Van Buren St. Motion by Jones to appoint Mr. Parks to the three-year term through June 29, 2027. Seconded by Wethal. Motion carried 7-0. No motion was made for the second term.

5. Equity and Human Rights Commission: Two, 3-Year terms through January 1, 2027 (Expired terms of Heiar and Link) and one, 3-Year term through January 1, 2025 (Vacant term of Anderson). Applicants: Rick Baumhover, 601 Garfield Ave.; David Heiar, 805 Carriage Hill Dr.; Nikkole Nutter, 305 Clarke Dr.; Ashley Regan, 1100 N. Booth St.; and Luzelena Bravo, 781 Cottage Pl. - Additional Applicant. Upon roll call vote, Mr. Heiar and Ms. Nutter were appointed to the two 3-year terms through January 1, 2027. Mr. Heiar received all 7 votes for the first term. For the second term, Ms. Nutter received 3 votes (Resnick, Jones, and Farber), with Mr. Baumhover receiving 2 votes (Cavanagh and Sprank) and Ms. Bravo receiving the remaining 2 votes. Upon roll call vote, Mr. Baumhover was appointed to the 3-year term through January 1, 2025. Ms. Bravo received 2 votes (Roussell and Farber), and Mr. Baumhover received the remaining 5 votes.

6. Historic Preservation Commission: One, 3-Year term through July 1, 2027 (Expiring term of Gau). Applicant: Tim Gau, 2529

Windsor Ave. Motion by Sprank to appoint Mr. Gau to the three-year term through July 1, 2027. Seconded by Roussell. Motion carried 7-0.

7. Housing Appeals and Mediation Board: One, 3-Year term through January 1, 2027 (Vacant term of Spence). Applicant: January Tylor, 2828 Jackson St. Motion by Sprank to appoint Ms. Tylor to the three-year term through January 1, 2027. The motion failed due to lack of a second.

8. Investment Oversight Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Valaskey). Applicant: Molly Valaskey, 1385 Alta Vista St. Motion by Wethal to appoint Ms. Valaskey to the three-year term through July 1, 2027. Seconded by Roussell. Motion carried 7-0.

9. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Stoffel). Applicant: Aaron Miller, 75 Fremont Ave. Motion by Jones to appoint Mr. Miller to the three-year term through July 1, 2027. Seconded by Farber. Motion carried 7-0.

10. Park and Recreation Advisory Commission: One, 3-Year term through June 30, 2027 (Expiring term of Tigges). Applicants: Tyler Dahlstrom, 1085 Vernon St.; and Jennifer Tigges, 4927 Wild Flower Dr. Upon roll call vote, Ms. Tigges was appointed to the three-year term through June 30, 2027. Mr. Dahlstrom received 1 vote (Roussell), and Ms. Tigges received the remaining 6 votes

11. Zoning Advisory Commission: One, 3-Year term through July 1, 2027 (Expiring term of Russell). Applicant: Rich Russell, 2045 Embassy Way Dr. Motion by Roussell to appoint Mr. Russell to the three-year term through July 1, 2027. Seconded by Wethal. Motion carried 7-0.

12. Airport Zoning Commission: One Cross Representative whose term will coincide with their term on the cross represented board or commission (Vacant Cross Representative Member term of Russell). Applicant: Rich Russell, 2045 Embassy Way Dr. Motion by Wethal to appoint Mr. Russell to the three-year term to coincide with his term on the Zoning Advisory Commission. Seconded by Roussell. Motion carried 7-0.

Following the conclusion of board and commission appointments, City Council Members emphasized the significance of applicants reaching out to the City Council to articulate their interest in serving. Applicants can either

address the City Council during the board and commission applicant review segment of the council meeting or submit written correspondence.

ACTION ITEMS

1. New Dubuque Developer's Guide Available: Motion by Roussell to receive and file the documents, approve the Dubuque Developer's Guide publication and webpage, and listen to the presentation. Seconded by Sprank. Public Information Officer Randy Gehl presented on the Dubuque Developer's Guide publication and webpage. City Council Members commended the publication and webpage for illustrating how the city acts on feedback. Motion carried 7-0.

2. Dubuque Awarded \$25 million Federal RAISE Infrastructure Grant to Build Railroad Overpass at 14th Street: Motion by Resnick to receive and file the documents. Seconded by Sprank. City Council Members expressed enthusiasm for receiving the grant and thanked the various partners involved. Motion carried 7-0.

3. Repeal of the Dubuque Historic Building Code: 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 Farber. In response to questions from the City Council, Housing and Community Development Director Alexis Steger and City Attorney Brumwell stated that existing building codes still apply to structures, while current codes would apply to alterations. Ms. Steger confirmed that the repeal of the historic building code will eliminate code duplication, reducing confusion for contractors and property owners. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 42-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 5 Historic Buildings. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 42-24 AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 5 HISTORIC BUILDINGS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Title 14 Building and Development is amended by repealing Chapter 5 Historic Buildings.

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 1st day of July 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

4. Ordinance Amendment: Abutting Property Owner Liability for Defective Sidewalks: 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 Wethal. In response to questions from the City Council, City Attorney Brumwell summarized the city's potential liability after issuing notices for property owners to repair sidewalk defects and explained how the city identifies defects. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 43-24 Amending City of Dubuque Code of Ordinances Section 10-1-2: Sidewalk Installation and Repair Deleting Liability of the Abutting Property Owner for Failure to Repair Sidewalks. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 43-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES SECTION 10-1-2: SIDEWALK INSTALLATION AND REPAIR DELETING LIABILITY OF THE ABUTTING PROPERTY OWNER FOR FAILURE TO REPAIR SIDEWALKS

Whereas, City of Dubuque Code of Ordinances Section 10-1-2 provides that abutting property owners must maintain the area from the back of the curb to the right of way line and the abutting property owner is liable for damages caused by failure to maintain such area; and

Whereas, Section 10-1-2 is no longer a correct statement of Iowa law; and

Whereas, the City Council now desires to amend Section 10-1-2 to correctly state Iowa law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. City of Dubuque code of Ordinances Section 10-1-2 is amended to read as follows:

10-1-2: SIDEWALK INSTALLATION AND REPAIR:

A. Installation:

1. The owner of any lot or parcel in the city, that abuts upon any improved public street that has concrete or stone curb shall, at the owner's cost, install to standard city specifications a sidewalk along the full length of the portion of the lot or parcel abutting

the public street when said lot or parcel is developed or redeveloped or at the direction of city council. For purposes of this subsection, "development or redevelopment" means any improvement that creates a new parking lot, new principal structure, garage, carport, covered deck, or covered patio on the lot or parcel or changes the footprint of the parking lot, principal structure, garage, carport, covered deck, or covered patio on the lot or parcel.

2. Upon application and for good cause shown, the city manager may grant a full or partial exception to the above requirement. (Ord. 44-09, 9-8-2009)

B. Duty of Abutting Property Owner to Maintain: The abutting property owner must maintain the area from the back of the curb to the right of way line, and must keep such area in a safe condition free from defects, debris, nuisances, obstructions or any other hazard. The abutting property owner must maintain such area in a safe condition, in a state of good repair, and free from defects. Notwithstanding the obligations imposed hereunder, the property owner may not remove diseased trees or dead wood or plant, trim, remove or treat any tree or plant material on public right of way without first obtaining a permit from the city forester. (Ord. 57-14, 9-2-2014)

C. Notice to Replace, Repair or Reconstruct:

1. Whenever the city manager shall determine that the conditions of any sidewalk as described in subsection B of this section exist, the city manager shall serve notice by certified mail on the abutting property owner, as shown by the records of the county auditor, requiring the abutting property owner to replace, repair or reconstruct the sidewalk.

2. If the city manager determines that the replacement, repair or reconstruction of the sidewalk is not practicable because of circumstances beyond the control of the abutting property owner, the city manager may allow or require a temporary repair of the sidewalk until such circumstances no longer exist. (2007 Code § 41-102)

D. Collection Of Costs Of Replacement, Reconstruction Or Temporary Repair By City: If the abutting property owner who has been notified pursuant to subsection C of this section to repair, replace, reconstruct, or temporarily repair the sidewalk shall fail to repair, replace,

reconstruct, or temporarily repair such sidewalk within thirty (30) days after the mailing of such notice, the city manager may cause the required action to be performed and assess the costs against the abutting property for collection in the same manner as a property tax. (2007 Code § 41-103)

E. Installments: If any amount assessed against property under subsection D of this section exceeds one hundred dollars (\$100.00), the assessment may be paid in ten (10) annual installments, in the same manner and with the same interest rates as provided for assessments against benefited property under the code of Iowa. (2007 Code § 41-104)

F. Procedures for Levy: The procedures for making and levying a special assessment pursuant to subsection D of this section and for an appeal of the assessment are the same procedures as provided under the code of Iowa. (2007 Code § 41-105)

G. Sidewalk Inspection Policy: The city manager shall develop, with the approval of the city council, a written sidewalk inspection policy which shall govern the repair, replacement, reconstruction or temporary repair of sidewalks. (2007 Code § 41-106)

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 1st day of July 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

5. Remedy for Fire Department Manager/Administration Wage Compression: Motion by Jones to receive and file the documents and approve the salary percentage increases effective July 1, 2024, in order to remedy the wage/salary compression that would exist for the management/administration ranks of Assistant Fire Chief/Division Chief/Bureau Chief, Deputy Fire Chief, and Fire Chief related to the percentage wage increases provided to union-represented Fire ranks per the CBA effective on July 1, 2024. Seconded by Wethal. City Council Members expressed support for the salary increases and thanked all involved parties for their efforts. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Resnick reported that the Federal RAISE Infrastructure Grant will fund a bike trail and emphasized the importance of bike trails for local tourism.

Council Member Roussell reported on meeting with representatives from Japan as part of her role on the Dubuque Main Street Board of Directors.

Council Member Wethal reported on meetings with Dubuque Community Schools and Holy Family Catholic Schools as part of her partnership with the Community Foundation of Greater Dubuque to promote school safety. Ms. Wethal announced that a community conversation for educators was scheduled for July 9, 2024.

Council Member Jones reminded residents that operating fireworks within city limits is illegal and encouraged them to leave fireworks and animals at home when attending public fireworks displays.

Mayor Cavanagh reported on attending the United States Conference of Mayors Annual Meeting.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:42 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. 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 8:10 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:10 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on July 15, 2024, 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 Chaplain Schmitt Island Redevelopment Plan Review.

WORK SESSION

Chaplain Schmitt Island Redevelopment Plan Review

Economic Development Director Jill Connors introduced Dubuque Racing Association President and CEO Alex Dixon who gave a brief background on the project. Ryan Peterson from RDG Planning & Design updated the Council on the project.

Mayor Cavanagh declared the meeting adjourned at 6:05 p.m. due to severe weather and safety protocols requiring the need to take shelter. This presentation will be rescheduled

/s/Trish L. Gleason, MMC, Assistant City Clerk

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

The Dubuque City Council met in regular session at 6:47 p.m. on July 15, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street. Delayed start to the meeting was due to severe weather and power outages. The meeting was unable to be recorded and transmitted to the public in the conventional recoding methods due to the power outages. The Dubuque City Council persevered and held the meeting using the lights from cell phones and battery-operated computers.

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

PROCLAMATION(S)

1. Veterans of Foreign Wars Post 508 Recognition was accepted by Mayor Cavanagh on behalf of the Veterans of Foreign Wars Post 508.

CONSENT ITEMS

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

1. Minutes and Reports Submitted: Airport Commission of April 23, 2024; Arts and Cultural Affairs Commission of May 28, 2024; City Council Proceedings of July 1, 2024; Community Development Advisory Commission of May 15, 2024; Equity and Human Rights Commission of May 14, 2024; Park and Recreation Commission of May 14, 2024; Zoning Advisory Commission of June 5, 2024; Zoning Advisory Commission Draft Minutes of July 2, 2024; Zoning Board of Adjustment of April 25 and May 23, 2024; Proof of Publication for City Council Proceedings of June 3, June 17, June 18, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Ross Dolphin for vehicle damage; Felderman Realty for property damage; Hennessey Fortman for vehicle damage; Olivia Hansen for property damage; Richard Hess for property damage; American Marine for vehicle damage; Othman Mokhantar for property damage; Sarah Weekley for vehicle damage. Upon motion the documents were received, filed, and referred to the 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: Ross Dolphin for vehicle damage; Felderman Realty for property damage; Hennessey Fortman for vehicle damage; Olivia Hansen for property damage; Richard Hess for property damage; American Marine for vehicle damage; Othman Mokhantar for property damage; Sarah Weekley 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. 221-24 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.

**RESOLUTION NO. 221-24
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, IA. 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 15th day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Trish L. Gleason, Assistant City Clerk

5. Approving Fund Transfers for Capital Projects - Reimbursements in Fiscal Year 2024 – Period 13: Upon motion the documents were received and filed, and Resolution No. 222-24 Authorizing the Chief Financial Officer to make the appropriate interfund transfers of sums and record the same in the appropriate manner for the FY 2024 for the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 222-24
AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE THE APPROPRIATE INTERFUND TRANSFERS OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR THE FY 2024 FOR THE CITY OF DUBUQUE, IA.**

Whereas, Iowa Administrative Rules Code Section 545-2.5(5) implements Iowa Code Section 384.18 and provides that the City Council shall approve all transfers of moneys from one budgeted fund to another budgeted fund as provided in Iowa Administrative Rules Code Section 545-2.5(5).

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

Section 1. Authorize the Chief Financial Officer to Transfer Funds. That the Chief Financial Officer be and is hereby authorized by the City Council to make the appropriate interfund transfer of sums and record the same in the appropriate manner for FY 2024.

Section 2. Transfer of Funds. That the Chief Financial Officer will transfer the following sums and to record the same in the appropriate manner:

1. Transfer from Stormwater Construction Fund to General Fund \$53,141.00 for capital construction.
2. Transfer from General Fund to DRA Distribution Fund \$91,739.59 for capital construction.
3. Transfer from the Dubuque Industrial Center Tax Increment Financing Fund to the DRA Distribution fund \$132,868.00 for the reimbursement of Tax Increment Financing eligible expenses.
4. Transfer from the General Construction Fund to the DRA Distribution Fund \$200,655.00 for capital construction.
5. Transfer from the Water Construction Fund to the DRA Distribution Fund \$150,000.00 for capital construction.
6. Transfer from the Stormwater Construction Fund to the Road Use Tax Fund \$15,903.00 for capital construction.
7. Transfer from Road Use Tax fund to the Street Construction Fund \$105,364.17 for capital construction.
8. Transfer from Greater Downtown Tax Increment Financing Fund to Street Construction Fund \$34,610.00 for reimbursement of Tax Increment Financing eligible construction projects.
9. Transfer from General Fund to Sales Tax Construction Fund \$415,000.00 for capital construction.
10. Transfer from DRA Distribution Fund to Sales Tax Construction Fund \$105,413.64.00 for capital construction.
11. Transfer from General Fund to General Construction Fund \$111,283.63 for capital construction.
12. Transfer from Road Use Tax Fund to General Construction Fund \$367,384.00 for capital construction.
13. Transfer from the Dubuque Industrial Center Tax Increment Financing Fund to the General Construction fund \$275,381.85 for the reimbursement of Tax Increment Financing eligible construction projects.
14. Transfer from Greater Downtown Tax Increment Financing Fund to General Construction Fund \$1,114,096.95.00 for reimbursement of Tax Increment Financing eligible construction projects.
15. Transfer from the North Cascade TIF Fund to the General Construction Fund \$426,524.29 for the reimbursement of Tax Increment Financing eligible construction projects.
16. Transfer from General Fund to Airport Construction Fund \$35,000.00 for capital construction.
17. Transfer from DRA Distribution Fund to Airport Construction Fund

- \$35,000.00 for capital construction.
18. Transfer from Sales Tax Construction Fund to Airport Construction Fund \$14,870.17 for capital construction.
19. Transfer from General Fund to Water Construction Fund \$173,847.95.00 for ARPA capital construction.
20. Transfer from DRA Distribution Fund to the Water Construction Fund \$10,000.00 for capital construction.
21. Transfer from General Fund to the Sanitary Sewer Fund \$4,924.00 for ARPA capital construction.
22. Transfer from Sanitary Sewer Operating Fund to the Sanitary Sewer Capital Fund \$146,760.00 for capital construction.
23. Transfer from Road Use Tax Fund to the Stormwater Construction Fund \$9,270.40 for capital construction.
24. Transfer from General Fund to the Refuse Construction Fund \$95,339.00 for capital construction.
25. Transfer from Refuse Operating Fund to the Refuse Capital Fund \$146,760.00 for capital construction.
26. Transfer from DRA Distribution Fund to the Garage Service Fund \$15,095.50 for capital construction.

Passed, approved and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

6. Building Bridges to Employment & Equity Brochure: Upon motion the documents were received and filed.

7. Plat of Survey of Arthofer's Skyline Addition 2 subject to waiving lot frontage for Lot 2: Upon motion the documents were received and filed, and Resolution No. 223.24 Approving the Plat of Survey Arthofer's Skyline Addition 2, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 223-24
APPROVING THE PLAT OF SURVEY
ARTHOFFER'S SKYLINE ADDITION 2, IN
THE CITY OF DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Plat of Survey Arthofer's Skyline Addition 2 in the City of Dubuque, IA.; and

Whereas, said Plat of Survey has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Plat of Survey has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

NOW THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IA.:

Section 1. That Section 11-14 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow 0 feet of frontage on a public street or an approved private street for Lot 2 Arthofer's Skyline Addition 2.

Section 2. That the Plat of Survey Arthofer's Skyline Addition 2, in the City of Dubuque, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Plat of Survey.

Passed, approved and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

8. Plat of Survey of Plaza 20 No. 9: Upon motion the documents were received and filed, and Resolution No. 224-24 Approving the Plat of Survey of Plaza 20 No. 9, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 224-24
APPROVING THE PLAT OF SURVEY OF
PLAZA 20 NO. 9, IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Plat of Survey of Plaza 20 No. 9 in the City of Dubuque, IA.; and

Whereas, said Plat of Survey has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Plat of Survey has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That the Plat of Survey of Plaza 20 No. 9, in the City of Dubuque, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Final Plat.

Passed, approved and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

9. Acceptance of Grant of Public Sanitary Sewer Easement across Parts of Lots 1-2 and 2- 2 of Pizza Ranch Place off of Radford Road in Dubuque: Upon motion the documents were received and filed, and Resolution No. 225.24 Accepting a Grant of Public Sanitary Sewer Easement through, under and across parts of Lots 1-2 and 2-2 of Pizza Ranch Place, in the City of Dubuque, IA. was adopted.

RESOLUTION NO. 225-24

ACCEPTING A GRANT OF PUBLIC SANITARY SEWER EASEMENT THROUGH, UNDER AND ACROSS PARTS OF LOTS 1-2 AND 2-2 OF PIZZA RANCH PLACE, IN THE CITY OF DUBUQUE, IA.

Whereas, Radford Road Real Estate, LLC has dedicated, per the Plat of Survey of Lot 1-2 and 2-2 of Pizza Ranch Place, in the City of Dubuque, IA., recorded as instrument number 2024-00004704 in the Dubuque County Recorder's Office, a Grant of Public Sanitary Sewer Easement through, over and across Parts of Lots 1-2 and 2-2 of Pizza Ranch Place, in the City of Dubuque, IA..

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the dedication of a Grant of Public Sanitary Sewer Easement through, over and across Parts of Lots 1-2 and 2-2 of Pizza Ranch Place, in the City of Dubuque, IA., recorded as instrument number 2024-00004704 in the Dubuque County Recorder's Office, from Radford Road Real Estate, LLC, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Passed, approved and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

10. Agreement with Dubuque Housing, LLC – for Public Sanitary Sewer Main Construction Serving Lots 1, 1-2, and 2-2 of Pizza Ranch Place on Radford Road associated with the EMRI Apartment Development: Upon motion the documents were received and filed, and Resolution No. 226.24 Approving an Agreement between the City of Dubuque, IA. and Dubuque Housing, LLC was adopted.

**RESOLUTION NO. 226-24
APPROVING AN AGREEMENT BETWEEN
THE CITY OF DUBUQUE, IA. AND DUBUQUE HOUSING, LLC**

Whereas, Dubuque Housing, LLC (DHLLC) is the owner of the property legally described as Lot 2-2 of Pizza Ranch Place in the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, there is currently a private sanitary sewer main located within Lot 1-2 of Pizza Ranch Place in the City of Dubuque, IA. (the Private Sewer); and

Whereas, to make Lots 1-2 and 2-2 of Pizza Ranch Place more developable, DHLLC is planning to, at its sole cost, disconnect and

cap at each end the Private Sewer and construct a new public sanitary sewer main on the common lot line of Lot 1-2 and 2-2 of Pizza Ranch Place in the City of Dubuque, IA. (the Project); and

Whereas, DHLLC plans to connect to the Pizza Ranch restaurant located on Lot 1 of Pizza Ranch Place, common address of 2020 Radford Road, Dubuque, IA., to the Project; and

Whereas, DHLLC desires to construct the Project and will need to construct and carry out any other activities associated with the Project in accordance with City plans and specifications; and

Whereas, upon completion of the project, DHLLC wishes to dedicate the sanitary sewer utility and any associated easements, as required by the City, to the City; and

Whereas, via the attached agreement, the parties have come to terms as set forth herein for how to best effectuate the components of the Project to maximize the benefits to each party and the residents and visitors to Dubuque; and

Whereas, DHLLC has executed the Agreement.

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

Section 1. The Agreement attached hereto is hereby approved.

Section 2. The City Manager is authorized and directed to execute the Agreement on behalf of the City of Dubuque.

Passed, approved, and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Trish L. Gleason, Assistant City Clerk

11. Pickett Street Rehabilitation Petition and Waiver Agreements: Upon motion the documents were received and filed, and Resolution No. 227.24 Approving the Petition and Waiver Agreements for the Pickett Street Rehabilitation Project was adopted.

**RESOLUTION NO. 227-24
APPROVING THE PETITION AND WAIVER
AGREEMENTS FOR THE PICKETT STREET
REHABILITATION PROJECT**

Whereas, sealed informal bid proposals have been submitted by contractors for the Pickett Street Rehabilitation Project, (the Project) on the 13th day of June 2024; and

Whereas, the City of Dubuque intends to construct public improvements that are in the best interest of the City on this street, which improvements shall be constructed at such times in accordance with the petition and waiver agreements to be entered into with the adjacent property owners; and

Whereas, the adjoining property owners have agreed to reimburse the City for said improvements.

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

Section 1. That the City will make improvements to Pickett Street.

Section 2. That the petition and waiver agreements with the adjacent property owners are hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said agreements.

Passed, adopted, and approved this 15th day of July 2024.

Brad M. Cavanagh, Mayor
Attest: Trish L. Gleason, Assistant City Clerk

12. Consultant Selection of MSA as the consultant to conduct an Analysis of Impediments to Fair Housing and authorize the City Manager to sign the Task Order with MSA in the amount of \$25,000: Upon motion the documents were received, filed, and approved.

13. Signed Contract(s): 2024 Docking Agreement with American Cruise Lines; 2024 Docking Agreement with Celebration Belle; Independent Contractor Agreement with Denise Blakeley Ihrig of Blakeley Water Management. Upon motion the documents were received and filed.

14. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 228-24 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.

**RESOLUTION NO. 228-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

Renewals

1st & Main, 101 - 123 Main St.

Applebee's Neighborhood Grill and Bar, 1395 Associates Dr.

Bell Tower Productions, 2728 Asbury Rd.

House Of China Co, 170 John F. Kennedy Rd
Kwik Star 495, 2685 Dodge St.

Shannon's Bar & Grill, 521 East 22nd St.

The Lift, 180 Main St.

Vinny Vanucchis Little Italy, 164 Main St.

Walnut Tap Tavern, 709 University Ave.

Special Event(s) per Special Event Application Submittal, Provisional Issuances

Dubuque Jaycees, Millwork Night Market, 6-9-24 to 6-13-24 and 7-7-24 to 7-11-24, East 7th to 9th & Jackson St + East 8th to Elm Street
Kwik Stop 16th Street #325, 6-29-24 to 7-3-24,
1210 East 16th Street Parking Lot Event

Passed, approved, and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

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 Farber. Motion carried 7-0.

1. Old Mill Road Lift Station and Force Main Project - Phase I: Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed, and Resolution No. 229.24 Old Mill Lift Station and Force Main Project – Phase I: 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 August 19, 2024, in the Historic Federal Building.

RESOLUTION NO. 229-24

OLD MILL LIFT STATION AND FORCE MAIN PROJECT – PHASE I, 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

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Old Mill Lift Station and Force Main Project – Phase I in the estimated construction amount of \$18,720,314.19, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 19th day of August, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Old Mill Lift Station and Force Main Project – Phase I is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 22nd day of August 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 3rd day of September 2024, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

PUBLIC HEARINGS

1. Unified Development Code Amendment - Off-Premise Parking Lot: 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 Wethal. Planning Services Director Wally Wernimont provided a staff report. Motion carried 6-0.

Motion by Jones for final consideration and passage of Ordinance No. 44-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by amending Article 16-2-3 (Definitions) by adding a definition of Off-Premise Parking Lot and by amending Articles 16-5-11 C-2 Neighborhood Shopping Center and 16-5-13 C-3 General Commercial by adding Off-Premise Parking Lot as an accessory use. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 44-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY AMENDING ARTICLE 16-2-3 (DEFINITIONS) BY ADDING A DEFINITION OF OFF-PREMISE PARKING LOT AND BY AMENDING ARTICLES 16-5-11 C-2 NEIGHBORHOOD SHOPPING CENTER AND 16-5-13 C-3 GENERAL COMMERCIAL BY ADDING OFF-PREMISE PARKING LOT AS AN ACCESSORY USE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code Chapter 16-2-3 Definitions is hereby amended as follows:

16-2-3 Definitions

Parking Lot, Off-Premise: A hard-surfaced area not located in the public rights-of-way, is designated for the parking of vehicles, and which meets all of the following standards:

- A. The off-premise parking lot shall be incidental and subordinate to a permitted use and located on a lot within 300' of the principal use it serves;
- B. The off-premise parking lot shall be owned and maintained by the property owner of the principal use it serves;
- C. No vehicle or outside storage of any kind shall be permitted in, or on, the off-premise parking lot; and
- D. A site plan shall be reviewed and approved prior to the installation of an off-premise parking lot.

Section 2. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code Chapters 16-5-11 C-2 Neighborhood Shopping Center and 16-5-13 C-3 General Commercial, are hereby amended as follows:

16-5-11-3 Accessory Uses - Off-Premise Parking Lot

16-5-13-3 Accessory Uses - Off-Premise Parking Lot

Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 4. This ordinance shall take effect immediately upon publication, as provided by law.

Passed, approved and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

2. Locust Street Parking Ramp Repairs Project Public Hearing: Motion by Roussell to receive and file the documents and adopt Resolution No. 230-24 Approval of plans, specifications, form of contract, and estimated cost for the Locust Street Parking Ramp Repairs Project. Seconded by Farber. Transit Director Ryan Knuckey responded to questions from council. Motion carried 7-0.

RESOLUTION NO. 230-24

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE LOCUST STREET PARKING RAMP REPAIRS PROJECT

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the Locust Street Parking Ramp Repairs Project in the estimated amount \$250,000.00, are hereby approved.

Passed, approved, and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

3. Jefferson Park Retaining Wall Project construction plans and specifications and estimated base bid amount of \$85,800.00 and estimated cost amount of Plain Faced Wall of \$220,700.00 or estimated cost amount of Textured Faced Wall of \$233,200.00: Motion by Jones to receive and file the documents and adopt Resolution No. 231-24 Approval Of plans, specifications, and estimated cost for the Jefferson Park Retaining Wall Replacement Project. Seconded by Sprank. Leisure Services Director Marie Ware responded to questions from Council. Motion carried 7-0.

RESOLUTION NO. 231-24

APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATED COST FOR THE JEFFERSON PARK RETAINING WALL REPLACEMENT PROJECT

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

That the proposed, plans, specifications and estimated costs for the Jefferson Park Retaining wall Replacement Project in the estimated base bid amount of \$85,800.00 and estimated cost amount of Plain Faced Wall of \$220,700.00 or estimated cost amount of Textured Faced Wall of \$233,200.00 are hereby approved.

Passed, approved, and adopted this 15th day of July 2024.

Brad M. Cavanagh, Mayor

Attest: Trish L. Gleason, Assistant City Clerk

PUBLIC INPUT

Citizens spoke on these topics; suicide prevention awareness, and asbestos and contract concerns for Action item No. 2.

ACTION ITEMS

1. Greater Dubuque Development Corporation - Quarterly Update: Motion by Resnick to receive and file and listen to an abbreviated version of the presentation. Seconded by Sprank. Rick Dickinson, President and CEO of Greater Dubuque Development Corporation (GDDC) provided an update and a 2023 -2024 Annual Report: 40 years of Greater Dubuque Development Corp. booklet. Motion carried 7-0.

2. 3000 Jackson, Dubuque Brewing and Malting Building Update: Motion by Roussell to receive and file the documents and approve. Seconded by Farber. City Manager providing a status report and an amended recommendation based on information received just prior to the meeting. Housing and Community Development Director Alexis Steger and City Attorney Crenna Brumwell responded to citizen questions brought up in the Public Input portion of the agenda as well as questions from the Council. Amended motion by Roussell to receive and file documents. Seconded by Farber. Motion carried 7-0.

3. Work Session Request: Imagine Dubuque Update: Motion by Jones to receive and file the documents and schedule the work session for August 19, 2024, at 5:30 p.m. Seconded by Roussell. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Mayor Cavanagh read the below statement as a call to action for all citizen to practice civility during this time in our nation's history and at all times.

There are moments in American history when we as citizens have the obligation to pause, reflect, and choose a path ahead that best serves our Democratic Republic. This

weekend, we have experienced one of those moments with the attempted assassination of former President Donald Trump.

Let me first say that I along with my colleagues of the Dubuque City Council wish President Trump a speedy recovery, and we are keeping him and his family in our thoughts and prayers.

I also want to recognize and thank the many elected and appointed public servants in our country - from President Biden to former President Trump himself, and onto our representatives at our local, state, and national levels - who have made genuine and heartfelt calls for civility, calm, and unity in the weeks and months ahead.

I implore all of our elected and appointed leaders to keep this focus at this challenging and pivotal time.

Tonight, I want to take these calls for unity and civility one step further, and speak directly to the people of Dubuque, IA. It's easy to look at moments like this and quickly become paralyzed by the gravity and difficulty of the situation. It is understandable that one's reaction may be, "What can I do? I'm just one person living here in a city on the Mississippi."

Thankfully, this is one of those moments where our actions matter. What we all choose to do next, right here where we live, will shape the future of our country.

We are all on the same team. We are human beings, we are Americans, we are Iowans, and we are Dubuquers.

We have a direct impact on the success of our community and our country through the way we treat each other.

How we speak to each other, how we write to each other, how we write about each other on social media, how we listen, how we interact and how we show civility and respect... We control each and every one of these things.

We may disagree and that is healthy for democracy. When we argue about ideas we must learn from one another. But when arguing and disagreements reach the point of incivility, when we are no longer listening to one another or respecting one another, and when we have resorted to violence, we have gone too far.

The solution to this national problem begins right here where we live together. When we live in a city of just under 60,000 people, we have a unique opportunity to get to know each other, interact with our neighbors and fellow Dubuquers every day, and solve our challenging problems together.

As a country, we have lost our way. As people living in Dubuque and places like it, we have the solution. I encourage all of us to recommit ourselves to unity. We have what it takes to be respectful, have an open mind, and really listen to each other. We can find

common ground and work together.

We do these things every day in many parts of our lives. We can recommit to doing them more and we must DEMAND that our leaders do the same.

This includes the members of the City Council sitting right here, and the City of Dubuque workers who served you every day. On behalf of my colleagues, tonight, we recommit to you that we will continue to serve this community with respect, civility, openness, transparency, and kindness in the spirit of true public service,

I know each of us in the community has what it takes to find the right path forward for our city, our state, and our country. Thank you, everyone, for doing your part to once again make us a truly United States of America.

Council Member Jones reported speaking at a Q Casino grand opening and reminded citizens to check out the time capsule in Washington Park as the anniversary of the time capsule is approaching.

Council Member Farber reported participating in an FCC conference at Google Headquarters with the National League of Cities and thanked the Mayor for his profound words and stated that we all should thank the Dubuque Police Department for protecting all Dubuquers so that we are safe to say what we want.

Council Member Roussell reported attending a Habitat for Humanities event where "Sheep On The Go" provided a demonstration of grass mowing.

Council Member Resnick reported on attending the Tri State Wind concert.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:02 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Russell. 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 9:52 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:53 p.m.

/s/Trish L. Gleason, MMC, Assistant City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:15 p.m. on July 29, 2024, 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 approving the consultant selection for the Brownfields Multipurpose Grant Project.

ACTION ITEMS

1. USEPA Brownfields Multipurpose Grant Project Consultant Selection Recommendation: Motion by Jones to receive and file the documents and approve hiring a consultant to provide engineering services related to managing the Brownfields Multipurpose Grant from the United States Environmental Protection Agency (EPA). Seconded by Farber. In response to a question from the City Council, Economic Development Director Jill Connors explained the necessity of choosing a new firm, noting that the previous firm had lost many key staff members. She highlighted that Impact 7G employs several of the key staff the city had previously collaborated with. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 5:19 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on August 5, 2024, 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 (attended virtually), 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 work sessions on the Schmitt Island Redevelopment Plan and Four Mounds Foundation.

WORK SESSIONS

1. Schmitt Island Redevelopment Plan: Dubuque Racing Association President and CEO Alex Dixon and Ryan Peterson from RDG Planning & Design provided an update of progress on the Development Plan for Schmitt Island as a continuation from the July 15, 2024, work session, which was shortened due to a storm. Mr. Dixon and Civil Engineer Nathan Steffen responded to questions from the City Council regarding noise policies at the future amphitheater and future improvements to Miller Riverview Park.

This work session concluded at 5:59 p.m.

2. Four Mounds Foundation Presentation: Becky Bodish and Kaniyah Mattison of Four Mounds and Consultant Ellen Goodmann Miller provided information regarding Four Mounds' past, current, and future work and initiatives. Ms. Bodish responded to questions from the City Council regarding recruitment efforts and program outcomes.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on August 5, 2024, 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 (attended virtually), 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

PROCLAMATION(S)

1. National Health Center Week (August 4 - 10, 2024) was accepted by Chad Woelbers, Jenn Marvel, and Irene Maun on behalf of Crescent Community Health Center.

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 July 15, 2024; Civil Service Commission of July 10, 2024; Community Development Advisory Commission of June 26, 2024; Historic Preservation Commission of April 18, 2024 and June 20, 2024; Housing Commission of January 23, 2024; Library Board of Trustees Update of June 27, 2024; Long Range Planning Advisory Commission of February 21, 2024; Zoning Board of Adjustment of June 27, 2024; Proof of Publication for City Council Proceedings of July 1, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Camille Baker for vehicle damage; Dennis and Juli Geraghty for property damage; Brian and Briony Gillitzer for property damage; William Sand Jr. for property damage; Martin Wing for property 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: Brian and Briony Gillitzer for property damage; Martin Wing for property damage. Upon motion the documents were received, filed, and concurred.

4. Expenses submitted for City Council Approval: Upon motion the documents were received and filed, and Resolution No. 232-24 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.

**RESOLUTION NO. 232-24
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, IA. 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 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Resolution Approving Fund Transfers for Special Assessments in Fiscal Year 2024 – Period 13: Upon motion the documents were received and filed, and Resolution No. 233-24 Authorizing the Chief Financial Officer to Make the Appropriate Interfund Transfers of Sums and Record the Same in the Appropriate Manner for the FY 2024 for the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 233-24
AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE THE APPROPRIATE INTERFUND TRANSFERS OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR THE FY 2024 FOR THE CITY OF DUBUQUE, IA.**

Whereas, Iowa Administrative Rules Code Section 545-2.5(5) implements Iowa Code Section 384.18 and provides that the City Council shall approve all transfers of moneys from one budgeted fund to another budgeted fund as provided in Iowa Administrative Rules Code Section 545-2.5(5).

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

Section 1. Authorize the Chief Financial Officer to Transfer Funds. That the Chief Financial Officer be and is hereby authorized by the City Council to make the appropriate interfund transfer of sums and record the same in the appropriate manner for FY 2024.

Section 2. Transfer of Funds. That the Chief Financial Officer will transfer the following sums and to record the same in the appropriate manner:

1. Transfer from the Special Assessments Special Revenue Fund to the General Fund \$9,125.57 to reimburse previously assessed sidewalk improvements.
2. Transfer from Special Assessments Special Revenue Fund to the Street Construction Fund \$28,541.12 to reimburse previously assessed street improvements.
3. Transfer from Special Assessments Special Revenue Fund to the Road Use Tax Fund \$3,388.25 to reimburse previously assessed street improvements.
4. Transfer from the Special Assessments Special Revenue Fund to the

Sales Tax Increment Fund \$44,022.46 to reimburse previously assessed street improvements.

5. Transfer from Special Assessments Special Revenue Fund to the Sanitary Sewer Capital Enterprise Fund \$1,053.18 to reimburse previously assessed water improvements.

6. Transfer from Special Assessments Special Revenue Fund to the Stormwater Capital Enterprise Fund \$652.10 to reimburse previously assessed stormwater improvements.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

6. Request for Proposal (RFP) for Financial Services: Upon motion the documents were received, filed, and approved.

7. September/October 2024 City News Newsletter: Upon motion the documents were received and filed.

8. Community Development Block Grant (CDBG) FY2024 Annual Action Plan Amendment #3 Non-Substantial Amendment: Upon motion the documents were received and filed, and Resolution No. 234-24 Adopting the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant (CDBG) Annual Action Plan Amendment #3 Non-Substantial Amendment was adopted.

**RESOLUTION NO. 234-24
ADOPTING THE FISCAL YEAR 2024 (PROGRAM YEAR 2023) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AMENDMENT #3 NON-SUBSTANTIAL AMENDMENT**

Whereas, the City of Dubuque, through a series of public meetings and hearings, proposed a Fiscal Year 2024 (Program Year 2023) 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 on July 17, 2024, to receive community input on the Third Non-Substantial Amendment to the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant Annual Action Plan; and

Whereas, the Community Development Advisory Commission unanimously recommended the City Council approve Amendment #3 Non-Substantial Amendment to the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant Annual Action Plan on July 17, 2024.

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

Section 1. That the Community Development Block Grant Fiscal Year 2024 (Program Year 2023) Annual Action Plan Amendment #3 Non-Substantial Amendment, attached hereto and by this reference made a part hereof, is hereby approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized to execute the Fiscal Year 2024 (Program Year 2023) Annual Action Plan Amendment #3 Non-Substantial Amendment for the use of Community Development Block Grant funds based on this adopted budget and execute standard contracts and agreements.

Section 3. That the Mayor of the City of Dubuque is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute all related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

9. PL84-99 Rehabilitation of Damaged Flood Control Works, Mississippi River Basin, City of Dubuque, IA. Flood Risk Management System, Dubuque County, IA. 2023 Flood Event: City Manager provided for entry into the public record, the Notice to Proceed from the Department of the Army, Corps of Engineers (USACE) for the acquisition of any real estate rights for the rehabilitation of the flood control works, as set forth in the Cooperation Agreement entered into on October 25, 2023, between the U.S. Army Corps of Engineers and the City of Dubuque, IA. Flood Risk Management System. Upon motion the documents were received and filed.

10. Acceptance of a Storm Water Detention Basin Access Easement from Drake House South, LLC over property at 3100 Cedar Crest Ridge in Dubuque: Upon motion the documents were received and filed, and Resolution No. 235-24 Accepting a Grant of Storm Water Detention Basin Access Easement through, over and across part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 235-24
ACCEPTING A GRANT OF STORM WATER DETENTION BASIN ACCESS EASEMENT THROUGH, OVER AND ACROSS PART OF LOT 2 OF CEDAR RIDGE FARM PLACE # 10, IN THE CITY OF DUBUQUE, IA.**

Whereas, Drake House South, LLC has executed a Storm Water Detention Basin Ac-

cess Easement through, over and across Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Storm Water Detention Basin Access Easement through, over and across Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. from Drake House South, LLC, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. That the City Clerk be and is hereby authorized and directed to record a certified copy of this resolution in the offices of the City Assessor, Dubuque County Recorder and Dubuque County Auditor.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Acceptance of a Grant of Easement for Water Main Utility over Callahan Construction, Inc. property in the City of Dubuque, IA. as part of the Water Department's Water Main Creek Crossing Project: Upon motion the documents were received and filed, and Resolution No. 236-24 Accepting a Grant of Easement for Water Main Utility through, over and across part of Lot 2 of Callahan Place, City of Dubuque, IA. was adopted.

**RESOLUTION NO. 236-24
ACCEPTING A GRANT OF EASEMENT FOR
WATER MAIN UTILITY THROUGH, OVER
AND ACROSS PART OF LOT 2 OF CALLA-
HAN PLACE, CITY OF DUBUQUE, IA.**

Whereas, Callahan Construction, Inc., has executed a Grant of Easement for Water Main Utility through, over and across part of Lot 2 of Callahan Place, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Easement for Water Main Utility through, over and across part of Lot 2 of Callahan Place, in the City of Dubuque, IA. as shown on the Grant of Easement for Water Main Utility, from Callahan Construction, Inc., a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments

in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Water Main Utility with the Dubuque County Recorder.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

12. 2024 Airport ADA Ramp Replacement Award Recording Memo: Upon motion the documents were received and filed, and Resolution No. 237-24 Awarding Public Improvement Construction Contract for the 2024 Airport ADA Ramp Replacement Project was adopted.

**RESOLUTION NO. 237-24
AWARDING PUBLIC IMPROVEMENT CON-
STRUCTION CONTRACT FOR THE 2024
AIRPORT ADA RAMP REPLACEMENT
PROJECT**

Whereas, sealed informal bid proposals have been submitted by contractors for the 2024 ADA Sidewalk Curb Ramp Project Three, (the Project) and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 7th day of June 2024; and

Whereas, said sealed proposals were opened and read on the 20th day of June 2024 and it has been determined that Midwest Concrete, Inc. of Peosta, IA submitted the low bid in the amount of \$58,987.40, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Midwest Concrete, Inc. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

13. Pickett Street Rehabilitation Acceptance of Public Improvement Project & Establishing the Final Schedule of Assessments: Upon motion the documents were received and filed, and Resolution No. 238-24 Accepting the Pickett Street Rehabilitation Project and Authorizing the Payment of the Contract Amount to the Contractor and Resolution No. 239-24 Adopting the Final Assessment Schedule for the Pickett Street Rehabilitation Project were adopted.

**RESOLUTION NO. 238-24
ACCEPTING THE PICKETT STREET REHA-
BILITATION PROJECT AND AUTHORIZING
THE PAYMENT OF THE CONTRACT
AMOUNT TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for Pickett Street Rehabilitation Project (the Project) has been completed by the Contractor, Valentine Construction Co., LLC of Dubuque, IA (Contractor) and the City Engineer has examined the work and filed a certificate stating that the Project has been completed according to the terms of the Public Improvement Contract and that the City Engineer recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$64,172.30; and

Whereas, the Contractor has previously been paid \$58,500.00, leaving a balance of \$5,672.30; 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, IA.:

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 pay to the Contractor for the balance of the retainage of \$5,672.30 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 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 239-24
ADOPTING THE FINAL ASSESSMENT
SCHEDULE FOR THE PICKETT STREET
REHABILITATION PROJECT**

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

Section 1. After full consideration, the Final Schedule of Assessments as shown on the attached sheet(s), Page 1 to Page 1 inclusive is hereby approved for the Pickett Street Rehabilitation Project.

Section 2. There is hereby assessed and levied as a special tax against and upon each of the benefited properties, the respective sums indicated. The amounts shown in said Final Schedule of Assessments as deficiencies are found to be proper and levied conditionally against the respective properties benefited by the improvements as shown in the Final Schedule of Assessments, subject to the provisions of Iowa Code §384.63. Said assess-

ments against said lots are hereby declared to be in proportion to the special benefits conferred and not in excess of twenty-five percent of the value of same.

Section 3. The City Clerk be and is hereby directed to certify the Final Schedule of Assessments to the County Treasurer of Dubuque County, IA., and to publish notice of said certification once each week for two consecutive weeks in the manner provided in Iowa Code §362.3, the first publication of which shall be not more than fifteen days from the date of filing of the Final Schedule of Assessments. On or before the date of the second publication of the notice, the City Clerk shall also mail a copy of said notice to property owners whose property is subject to assessment, as provided in Iowa Code §384.60.

Section 4. The assessments may be paid in full or in part without interest at the office of the City Engineer, City Hall, 50 W. 13th Street, Dubuque, IA., at any time within 30 days after the date of the first notice of the Final Schedule of Assessments. Thereafter, unpaid assessments of \$500.00 or more are payable in 15 annual installments at the County Treasurer's Office, Dubuque County Courthouse, 720 Central Avenue, Dubuque, IA., and will draw annual interest at three percent (3%) computed to December 1 next following the due dates of the respective installments as provided in Section 384.65 of the Code of Iowa. Each installment will be delinquent from October 1 following its due date on July 1 of each year. However, when the last day of September is a Saturday or Sunday, that amount shall be delinquent from the second business day of October. Delinquent installments will draw the same delinquent interest as ordinary taxes. Property owners may elect to pay any annual installments semi-annually in advance.

Passed, approved and adopted this 5th day of August 2025.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

14. Locust Street Parking Ramp Repairs Project Award Construction Contract: Upon motion the documents were received and filed, and Resolution No. 240-24 Awarding Public Improvement Contract for the Locust Street Parking Ramp Repairs Project was adopted.

**RESOLUTION NO. 240-24
AWARDING PUBLIC IMPROVEMENT CON-
TRACT FOR THE LOCUST STREET PARK-
ING RAMP REPAIRS PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Locust Street Parking Ramp Repairs Project, (the Project) pursuant to Resolution No. 219-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with

statewide circulation on the 3rd day of July 2024; and

Whereas, said sealed proposals were opened and read on the 23rd day of July 2024 and it has been determined that Restoration & Renovation Services, LLC of Dubuque, IA., in the bid amount and alternative of \$278,980.00, is the lowest responsive, responsible bidder for the Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Restoration & Renovation Services, LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

15. Pre-Annexation Agreement with David and Randa Chesney and Kellhoff Properties, LLC Located at 10684 Key West Dr.: Upon motion the documents were received and filed, and Resolution No. 241-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and David and Randa Chesney and Kellhoff Properties, LLC was adopted.

**RESOLUTION NO. 241-24
APPROVING A PRE-ANNEXATION
AGREEMENT BETWEEN THE CITY OF
DUBUQUE, IA. AND DAVID AND RANDA
CHESNEY AND KELLHOFF PROPERTIES,
LLC**

Whereas, David and Randa Chesney and Kellhoff Properties, LLC, the owners of the following described property located at 10684 Key West Drive in Dubuque County, IA. (the Property) have submitted to the City Council of the city of Dubuque an application for voluntary annexation of the Property to the City of Dubuque:

Lot 35, and the Northerly 35 Feet of Lot 34 in the City of Key West, Iowa, according to the recorded plat thereof, subject to easements of record

Whereas, David and Randa Chesney and Kellhoff Properties have entered into a Pre-annexation Agreement with the City of Dubuque, a copy of which is attached hereto governing the future annexation of the Property; and

Whereas, the Property is not subject to an existing annexation moratorium; and

Whereas, the Property does not include any state or railroad property; and

Whereas, Iowa Code Section 368.7 authorizes the voluntary annexation of property in Dubuque County, IA. and the extension of city

limits by voluntary annexation; and

Whereas, the annexation of the Property is consistent with the Comprehensive Plan of the City of Dubuque, necessary for the future orderly growth and development of the City of Dubuque, and will promote efficient and cost-effective extension of municipal services; and

Whereas, the City Council finds that the annexation of the Property is in the public interest.

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

Section 1. The Pre-annexation Agreement by David and Randa Chesney and Kellhoff Properties, LLC and the City of Dubuque is hereby approved.

Passed, approved and adopted this 5th day of August 2024.

Brad Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

16. Award of Public Improvement Construction Contract for Jefferson Park Retaining Wall Replacement Project: Upon motion the documents were received and filed, and Resolution No. 242-24 Awarding the Public Improvement Construction Contract for the Jefferson Park Retaining Wall Replacement Project was adopted.

**RESOLUTION NO. 242-24
AWARDING THE PUBLIC IMPROVEMENT
CONSTRUCTION CONTRACT FOR THE
JEFFERSON PARK RETAINING WALL RE-
PLACEMENT PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Jefferson Park Retaining Wall Replacement Project, pursuant to Resolution No. 218-24 and Notice to Bidders on the 8th day of July 2024; and

Whereas, said sealed proposals were opened and read on the 18th day of July 2024, and it has been determined that Eastern Iowa Excavating and Concrete, LLC of Dubuque, IA., with a bid in the amount of \$204,331.40, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Eastern Iowa Excavating and Concrete, LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

17. Notice of Award & Request to Execute Agreement for 24-25 City of Dubuque AmeriCorps Program: Creating Opportunities: Upon motion the documents were received, filed, and approved.

18. City Fiscal Year 2025 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan: Upon motion the documents were received, filed, and approved.

19. Greater Dubuque Development Corporation 2023-2024 Annual Report: Upon motion the documents were received and filed.

20. Signed Contract(s): Origin Design Co. for professional services; Comiskey Park Engagement, Design, Construction Management and Grant Administration Services Amendment #3 with Saiki Design. Upon motion the documents were received and filed.

21. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 243-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A was adopted.

**RESOLUTION NO. 243-24
APPROVING APPLICATIONS FOR RETAIL
CIGARETTE / TOBACCO SALES / NICOTINE / VAPOR PERMITS, AS REQUIRED BY
IOWA CODE 453A.47A**

Whereas, applications for Cigarette/Tobacco/Nicotine/Vapor Permit Sales have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Tobacco/Nicotine/Vapor retail permit.

Effective from: July 6, 2024, to June 30, 2025

Business Name, Business Address

United Cigar and Tobacco, 333 East 10th Street

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Set Public Hearing to Approve Contract with Tucktara, LLC for Construction of a Single-Family Home on a City-Owned Infill Lot at 2527 Washington Street: Upon motion the documents were received and filed and Resolution No. 244-24 Construction of a Single-Family Home on a City-Owned Infill Lot Located at 2527 Washington Street, Setting A Time and Place for Hearing, 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 August 19, 2024 in the Historic Federal Building.

**RESOLUTION NO. 244-24
CONSTRUCTION OF A SINGLE-FAMILY
HOME ON A CITY-OWNED INFILL LOT LO-
CATED AT 2527 WASHINGTON STREET,
SETTING A TIME AND PLACE FOR HEAR-
ING, AND PROVIDING FOR THE PUBLICA-
TION OF NOTICE THEREOF**

Whereas, the City of Dubuque, IA. (City) owns 2527 Washington Street (the Property) legally described as:

Lot 29 in E. Langworthy's Addition of Part of Mineral Lot 320 in the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, the City of Dubuque established a Local Housing Trust Fund which generates program income to contribute to low-moderate income housing activities as directed by the Local Housing Trust Fund Advisory Committee; and

Whereas, it is the recommendation of the Local Housing Trust Fund Advisory Committee to enter a contract with Tucktara, LLC, to construct a single-family home in accordance with the plans, specifications, terms and conditions set out in said Contract.

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

Section 1. That the City of Dubuque, IA., proposes to approve the contract for the above-described construction with Tucktara, LLC.

Section 2. That the City Council shall conduct a public hearing on the proposed project in the City Council Chambers at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA. on the 19th day of August 2024, beginning at 6:30 PM.

Section 3. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing in the form attached

hereto, according to law.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

2. Well No. 7 Rehabilitation Project 2024 - Phase 2 Initiate Public Bidding and Set the Public Hearing Date: Upon motion the documents were received and filed and Resolution No. 245-24 The Well No. 7 Rehabilitation Project 2024 – Phase 2 - 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 August 19, 2024 in the Historic Federal Building.

**RESOLUTION NO. 245-24
THE WELL NO. 7 REHABILITATION PROJECT 2024 – PHASE 2, 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Well No. 7 Rehabilitation Project 2024 - Phase 2 in the amount of \$540,000, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 19th day of August, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Well No. 7 Rehabilitation Project 2024 - Phase 2 is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Water Department Director is hereby directed to advertise for sealed bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 22nd day of August, 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 3rd day of September 2024, in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.1: Upon motion the documents were received and filed and Resolution No. 246-24 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan, Version 2024.1, for the Greater Downtown Urban Renewal District and setting the date for a public hearing and consultation on the proposed Amended and Restated Urban Renewal Plan, Version 2024.1, for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 3, 2024 in the Historic Federal Building.

**RESOLUTION NO. 246-24
AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2024.1, FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT AND SETTING THE DATE FOR A PUBLIC HEARING AND CONSULTATION ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2024.1, FOR SAID DISTRICT**

Whereas, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the "Plan" of "Urban Renewal Plan") for the Greater Downtown Urban Renewal District (the "District") in order to provide redevelopment opportunities which will further the purposes and objectives of the Urban Renewal Plan; and

Whereas, City staff has recommended that the Urban Renewal Plan be further amended and restated to remove property from the North Kerper Subarea of the District; and

Whereas, Iowa Code Chapter 403 requires that before an Urban Renewal Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth herein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan, Version 2024.1, for the Greater Downtown Urban Renewal District to accomplish the foregoing purposes and objectives, to include in such Amended and Restated Urban Renewal Plan, Version 2024.1, the removal of property from the North Kerper Subarea, any appropriate project activities and details, to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed Amended and Restated Plan, Version 2024.1.

Section 2. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Amended and Restated Urban Renewal Plan, Version 2024.1, for the Greater Downtown Urban Renewal District to be held on the 3rd day of September 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the proposed Amended and Restated Urban Renewal Plan, Version 2024.1, and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Director is directed to send by ordinary mail a copy of the proposed Amended and Restated Urban Renewal Plan, Version 2024.1, the notice of public hearing, a notice of consultation, and, to the extent the Amended and Restated Urban Renewal Plan, Version 2024.1, includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District Board of Education and Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

4. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.2: Upon motion the documents were received and filed and Resolution No. 247-24 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan, Version 2024.2, for the Greater Downtown Urban Renewal District and setting the date for a public hearing and consultation on the proposed Amended and Restated Urban Renewal Plan, Version 2024.2, for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 3, 2024 in the Historic Federal Building.

RESOLUTION NO. 247-24

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2024.2, FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT AND SETTING THE DATE FOR A PUBLIC HEARING AND CONSULTATION ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2024.2, FOR SAID DISTRICT

Whereas, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the "Plan" of "Urban Renewal Plan") for the Greater Downtown Urban Renewal District (the "District") in order to provide redevelopment opportunities which will further the purposes and objectives of the Urban Renewal Plan; and

Whereas, City staff has recommended that the Urban Renewal Plan be further amended and restated to expand the District to include property to be designated as Hawthorne Street Subarea and Locust Street Subarea and to add projects to the Public Purpose Activities; and

Whereas, Iowa Code Chapter 403 requires that before an Urban Renewal Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth herein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan, Version 2024.2, for the Greater Downtown Urban Renewal District to accomplish the foregoing purposes and objectives, to include in such Amended and Restated Urban Renewal Plan, Version 2024.2, the addition of property to the District, any appropriate project activities and details, to determine an appropriate date for and conduct the consultation process required

by law with affected taxing entities concerning the proposed Amended and Restated Plan, Version 2024.2.

Section 2. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Amended and Restated Urban Renewal Plan, Version 2024.2, for the Greater Downtown Urban Renewal District to be held on the 3rd day of September 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the proposed Amended and Restated Urban Renewal Plan, Version 2024.2, and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Director is directed to send by ordinary mail a copy of the proposed Amended and Restated Urban Renewal Plan, Version 2024.2, the notice of public hearing, a notice of consultation, and, to the extent the Amended and Restated Urban Renewal Plan, Version 2024.2, includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District Board of Education and Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Community Development Block Grant FY25 Annual Action Plan Amendment #1 Setting A Public Hearing: Upon motion the documents were received and filed and Resolution No. 248-24 Setting a Public Hearing on the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 16, 2024 in the Historic Federal Building.

**RESOLUTION NO. 248-24
SETTING A PUBLIC HEARING ON THE
FISCAL YEAR 2025 (PROGRAM YEAR
2024) COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) ANNUAL ACTION PLAN
AMENDMENT #1**

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 City desires to hold a public hearing to receive comment on the proposed first amendment to the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan.

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

Section 1. That the City Council will meet in the Historic Federal Building, Council Chambers, 2nd Floor, 350 West 6th Street, Dubuque, IA. at 6:30 p.m. on September 16, 2024, for the purpose of holding a public hearing and taking action to include the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan Amendment #1 in the City Budget.

Section 2. That the City Clerk is hereby authorized and directed to publish a notice of such public hearing and the City Council's intent to review and take action on the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Plan Amendment #1.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breifelder, City Clerk

6. Resolution Setting Public Hearing for Private Lead Service Line Replacement Pilot Program State Revolving Fund (SRF) Loan - Environmental Review Bipartisan Infrastructure Law State Revolving Fund (SRF): Upon motion the documents were received and filed and Resolution No. 249-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program - Set the Date for a Public Hearing of the City Council of the city of Dubuque, IA. on Approval of an Environmental Review as Provided By SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 16, 2024 in the Historic Federal Building.

**RESOLUTION NO. 249-24
STATE REVOLVING FUND (SRF) LOAN -
ENVIRONMENTAL REVIEW PRIVATE LEAD
SERVICE LINE REPLACEMENT PILOT
PROGRAM, SET THE DATE FOR A PUBLIC
HEARING OF THE CITY COUNCIL OF THE
CITY OF DUBUQUE, IA. ON APPROVAL OF
AN ENVIRONMENTAL REVIEW AS PRO-
VIDED BY SRF'S DEPARTMENT OF NATU-
RAL RESOURCES FOR THE PRIVATE
LEAD SERVICE LINE REPLACEMENT PI-
LOT PROGRAM**

Whereas, the City of Dubuque is pursuing an engineered solution to reduce the number of private lead service lines in the City of Dubuque through an Iowa, State Revolving Fund assisted pilot program; and

Whereas, as part of the SRF loan process, the City is required to complete an environmental review through the public hearing process; and

Whereas, a discussion is to be held on the environmental impacts of the project; and

Whereas, a transcript of the public hearing and a summary of public comments will be available for public review; and

Whereas, before said obligations may be approved, Chapter 403 of the Code of Iowa 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause this Resolution and a Notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City Council's intent to approve the proposed Development Agreement, to be held on the 16th day of September 2024 at 6:30 p.m.

Section 2. The City 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 thirty (30) days before the date of said hearing. At the hearing, any interested person may appear and file objections to the environmental impact document or attachments relating to the project.

Passed, adopted, and approved this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC HEARINGS

1. Resolution Approving the Proposed Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area: Motion by Jones to receive and file the documents and adopt Resolution No. 250-24 Approving the Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area. Seconded by Wethal. Susan O'Brien, 1585 Wood St., spoke about potential traffic and water impacts and requested a dialogue about these concerns via a neighborhood meeting or city point of contact. In response to the City Coun-

cil's questions, City Manager Van Milligen provided a summary of the earlier hearings held for the project and outlined the process of the design review team meetings. Van Milligen stated that anyone with questions could contact Associate Planner Shena Moon. The City Council and Van Milligen summarized the process and benefits of Tax Increment Financing (TIF). Motion carried 7-0.

RESOLUTION NO. 250-24

APPROVING THE URBAN RENEWAL PLAN FOR THE MOUNT PLEASANT PLACE HOUSING URBAN RENEWAL AREA

Whereas, by Resolution 220-24 on July 1, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Urban Renewal Plan (the "Plan") for the Mount Pleasant Place Housing Urban Renewal Area (the "Area"); and

Whereas, the City of Dubuque's primary objective for the Plan is to provide public improvements related to housing and residential development and provide housing opportunities, including assistance for low and moderate income family housing, which will further economic development purposes and objectives as described in the Plan in the Area; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Plan.

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

Section 1. That the Urban Renewal Plan for the Mount Pleasant Place Urban Renewal Area, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC INPUT

Kathy Gorman, 3005 Jackson St., spoke about concerns with the ongoing street closures stemming from the 3000 Jackson Dubuque Brewing and Malting Project and concerns regarding how the developer will be held accountable for property cleanup.

ACTION ITEMS

1. Tax Increment Ordinance for the Mount Pleasant Place Housing Urban Renewal Area: 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 Farber. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 45-24 Providing That General Property Taxes Levied and Collected Each Year on all Property Located Within the Mount Pleasant Place Housing Urban Renewal Area, in 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 said Mount Pleasant Place Housing Urban Renewal Area. Seconded by Farber. Motion carried 7-0.

**ORDINANCE NO. 45-24
PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE MOUNT PLEASANT PLACE HOUSING URBAN RENEWAL AREA, IN 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 SAID MOUNT PLEASANT PLACE HOUSING URBAN RENEWAL AREA**

Whereas, the City Council of the City of Dubuque, IA., after public notice and hearing as prescribed by law and pursuant to Resolution No. 250-24 passed and approved on the 5th day of August, 2024, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Mount Pleasant Place Housing Urban Renewal Area (the "Urban Renewal Area"); and

Whereas, expenditures and indebtedness are anticipated to be incurred by the City of Dubuque, IA. in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal

Plan and the future needs for redevelopment within the Urban Renewal Area are such as to require the application of the incremental tax resources of the Urban Renewal Area; and

Whereas, the City Council of the City of Dubuque, IA. desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended, and the Urban Renewal Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. For purposes of this Ordinance, the following terms have the following meanings:

(a) Urban Renewal Project Area shall include that area described as follows:

Lot 2 of Mount Pleasant Place; and
Lots 55, 56, 57, and 58 of Rosedale Addition; and

Lots 8, 9, 10, and 11 of the Subdivision of Lot 3 of the Subdivision of Mineral Lot No. 178; and

Lot 12 of Lot 3 of Mineral Lot 178; and

All of the 40' street right of way lying south of Lots 55, 56, 57, and 58 of Rosedale Addition and lying east of the right of way of Wood Street.

All in the City of Dubuque, IA.

(b) Urban Renewal Plan shall mean the Urban Renewal Plan for the Mount Pleasant Place Housing Urban Renewal Area, approved by Resolution No. 250-24 on August 5, 2024, as the same may be amended from time to time.

Section 2. That the taxes levied on the taxable property in the Urban Renewal Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1, 2026, being January 1 of the calendar year preceding the first calendar year in which the City of Dubuque is expected to certify to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property tax-

es are paid. The taxes so determined shall be referred to herein as the "base period taxes" for such Urban Renewal Area.

Section 4. That portion of the taxes each year in excess of the base period taxes determined for the Urban Renewal Area as provided in Section 3 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Dubuque, IA. hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Dubuque, IA., to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions described in Section 403.19 shall be collected against all taxable property within the Urban Renewal Project Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Project Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Dubuque, IA. referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the division of taxes from taxable property in the Ur-

ban Renewal Area under the provisions of Section 403.19 of the Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Urban Renewal Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Contract with Neighborly Software for Community Development Project Management Software as a Service: Motion by Roussell to receive and file the documents and adopt Resolution No. 251-24 Authorizing Execution of Software as a Service Contract with Neighborly Software. Seconded by Wethal. Responding to a question from the City Council, Housing and Community Development Director Alexis Steger summarized the software and its integration with Federal Housing and Urban Development systems. Motion carried 7-0.

RESOLUTION NO. 251-24 AUTHORIZING EXECUTION OF SOFTWARE AS A SERVICE CONTRACT WITH NEIGHBORLY SOFTWARE

Whereas, the Housing and Community Development Department administers community development programs funded by multiple funding sources; and

Whereas, the automation and streamlining of program data will create efficiencies in workflow of programs and staff capacity; and

Whereas, funding for software has been identified, approved, and a sustainability plan created for this software.

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

Section 1. That the contract with Neighborly Software be approved.

Section 2. That the Housing and Community Development Department Director is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 5th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

3. Quarterly Rental Licensing & Inspections Update and Presentation of Proposed Program Changes: Motion by Roussell to receive

and file the documents, approve the modified rental inspection program, and view the presentation. Seconded by Jones. Deputy Code Official Ben Pothoff and Housing and Community Development Director Alexis Steger made a presentation on the proposed changes. Responding to questions from the City Council regarding community feedback, Ms. Steger and Mr. Pothoff stated that the proposed changes were well received by both the Dubuque Landlord Association and Iowa CCI. Ms. Steger also outlined the strategy for notifying landlords about the new program, explained how audit inspections will be conducted, and discussed the possible staffing impacts resulting from increased development. In response to a City Council question, City Attorney Brumwell and Ms. Steger clarified why program changes would not be codified. They explained that keeping the authority with the city manager for such changes provides the flexibility needed to make necessary adjustments. In response to a City Council comment suggesting that carbon monoxide detectors be required, Ms. Steger noted that these detectors are currently required in accordance with international codes. City Council Members commended city staff for the program changes and responding to community concerns on the rental inspection cycle. Motion carried 7-0.

4. Work Session Request: Regional Workforce Landscape and Imagine Dubuque Comprehensive Plan: Motion by Resnick to receive and file the documents and schedule the work session for August 19, 2024, from 5:15 – 6:00 p.m. with the Imagine Dubuque Comprehensive Plan work session immediately following. Seconded by Jones. Motion carried 7-0.

5. Transition Timeline and Request for Work Session for New City Council Agenda Management Software: Motion by Roussell to receive and file the documents and schedule the work session for September 16, 2024, at 6:00 p.m. Seconded by Wethal. City Clerk Breitfelder announced that the city plans to tentatively transition to CivicPlus's Agenda and Meeting Management Select software for city council agendas starting with the City Council meeting on October 7, 2024. Motion carried 7-0.

6. Creating Housing Opportunities Updated Handout and Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Farber. Public Information Office staff showed a video highlighting progress on multiple projects. The video can also be viewed at: <https://youtu.be/TiSyWqX6PDM>. Motion carried 7-0.

7. Next Level Savings Program Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Wethal. Public Information Office staff showed a video on the Next Level Savings Program. The video can also be viewed at: <https://youtu.be/UZeQ--BHBPI?si=RNDpw-0E6SPfJ2ma>. Motion carried 7-0.

8. 2024 Asphalt Overlay Program Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Farber. Public Information Office staff showed a video on the Public Works Department's 2024 Asphalt Overlay Program. The video can also be viewed at <https://youtu.be/H2QF4vpIMvQ>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Jones reported on traveling to Altoona for the Community of Character Award Ceremony.

Council Member Farber reported on visiting Google's headquarters as part of her service on the National League of Cities Artificial Intelligence (AI) Committee. City Manager Van Milligen stated that Ms. Farber's AI committee recommended reading "The Alignment Problem."

Council Member Roussell reported on attending the Multicultural Family Center's Summer Teen Empowerment Program graduation ceremony and Greater Dubuque Development Corporation's (GDDC) annual meeting.

Council Member Wethal reported on meeting with members of the Dubuque Black Men's Coalition and Mt. Carmel Bluffs, respectively. Ms. Wethal also reported on attending the Back to School Bash.

Council Member Resnick reported on attending the Baseball Extravaganza event at the Mircale League of Dubuque Complex.

Mayor Cavanagh reported on the upcoming National Night Out event, welcoming Congresswoman Ashley Hinson to Dubuque, welcoming a team from the American Flood Coalition, and GDDC's annual meeting.

Council Member Sprank also reported on National Night Out and working with residents of Alpine Mobile Home Park to form a neighborhood association.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:33 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. 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 9:22 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:22 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:00 p.m. on August 14, 2024, 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 a development agreement with Kinseth Hospitality Company, Inc.

ITEMS SET FOR PUBLIC HEARING

Motion by Jones to receive and file the documents, adopt the resolution, and set the public hearing as indicated. Seconded by Farber. Motion carried 7-0.

1. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, IA. and Kinseth Hospitality Company, Inc.: Upon motion the documents were received and filed and Resolution No. 252-24 (1) Approving the minimum requirements, competitive criteria, and offering procedures for the development and the sale of certain real property and improvements in the Greater Downtown Urban Renewal District; (2) determining that the offer to purchase submitted by Kinseth Hospitality Company, Inc. satisfies the offering requirements with respect to the real property and improvements and declaring the intent of the City Council to approve the sale to Kinseth Hospitality Company, Inc. in the event that no competing proposals are submitted; and (3) soliciting competing proposals was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 16, 2024 in the Historic Federal Building.

RESOLUTION NO. 252-24

RESOLUTION (1) APPROVING THE MINIMUM REQUIREMENTS, COMPETITIVE CRITERIA, AND OFFERING PROCEDURES FOR THE DEVELOPMENT AND THE SALE OF CERTAIN REAL PROPERTY AND IMPROVEMENTS IN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT; (2) DETERMINING THAT THE OFFER TO PURCHASE SUBMITTED BY KINSETH HOSPITALITY COMPANY, INC. SATISFIES THE

OFFERING REQUIREMENTS WITH RESPECT TO THE REAL PROPERTY AND IMPROVEMENTS AND DECLARING THE INTENT OF THE CITY COUNCIL TO APPROVE THE SALE TO KINSETH HOSPITALITY COMPANY, INC. IN THE EVENT THAT NO COMPETING PROPOSALS ARE SUBMITTED; AND (3) SOLICITING COMPETING PROPOSALS

Whereas, the City Council of Dubuque, IA., did on December 18, 2023, adopt an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District ("the Plan") for the Urban Renewal Area described therein; and

Whereas, the Plan provides, among other things, for the disposition of properties for private development purposes as a proposed economic development action; and

Whereas, Kinseth Hospitality Company, Inc. ("Developer") has submitted to the City a proposal in the form of an offer to purchase (the "Development Agreement") for the purchase of certain City-owned real property hereinafter described ("the Property"), which Development Agreement proposes the Developer will undertake the construction of a building located immediately north of Ice Harbor Drive and along East 5th Street as described therein, which Property is the real estate consisting of approximately 2 acres shown on Exhibit A, and which Development Agreement requests that this Property be made available for sale as rapidly as possible; and

Whereas, in order to establish reasonably competitive bidding procedures for the disposition of the Property in accordance with the statutory requirements of Iowa Code Chapter 403, specifically, Section 403.8, and to assure that the City extends a full and fair opportunity to all developers interested in submitting a proposal, a summary of submission requirements and minimum requirements and competitive criteria for the Property offering is included herein; and

Whereas, said Developer has signed a Development Agreement with the City, currently on file at the Office of the City Clerk; and

Whereas, to recognize both the firm proposal for sale of the Property and improvements already received by the City in the form of the Development Agreement, as described above, and to give full and fair opportunity to other developers interested in submitting a proposal for the sale and development of the Property, this Council should by this Resolution:

- 1) Set the fair market value of the Property for uses in accordance with the Plan;
- 2) Approve the minimum requirements and competitive criteria included herein;
- 3) Approve as to form the Development Agreement;

- 4) Set a date for receipt of competing proposals and the opening thereof;
- 5) Declare that the proposal submitted by Developer satisfies the minimum requirements of the offering, and that in the event no other qualified proposal is timely submitted, that the City Council intends to accept such proposal and authorize the City Manager to sign the Development Agreement;
- 6) Approve and direct publication of a notice to advise any other person of the opportunity to compete for sale of the Property on the terms and conditions set forth herein; and
- 7) Declare that in the event another qualified proposal is timely submitted and accepted, another and future notice will be published on the intent of the City to enter into the resulting contract, as required by law; and

Whereas, the City Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to sell the Property as set forth herein.

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

Section 1. That the Property shown on Exhibit A attached hereto, shall be offered for sale in accordance with the terms and conditions contained in this Resolution.

Section 2. That it is hereby determined that in order to qualify for consideration for selection, any person must submit a proposal which meets these minimum requirements:

- 1) Contains an agreement to purchase the Property, shown on Exhibit A, at not less than fair market value, which for the purposes of this resolution is hereby determined to be \$800,000;
- 2) States the number of hotel rooms that will be created in the proposal's project;
- 3) Sets out or provides to the satisfaction of the City Council the experience of the principals and key staff who are directly engaged in the performance of contract obligations in carrying out projects of similar scale and character; and
- 4) Meets, at a minimum, the terms and conditions of the Development Agreement submitted by the Developer including an agreement to invest approximately \$30,000,000 to complete construction of the 160 hotel rooms in the building.

Section 3. That the Development Agreement by and between the City and the Developer be and is hereby approved as to form for the purposes hereinafter stated.

Section 4. That for the purpose of defining the offering of the Property for sale, said Development Agreement shall be deemed to be illustrative of the terms acceptable to the City

with respect to:

- 1) Timely completion of the construction project;
- 2) Construction of minimum improvements;
- 3) Developer and City obligations; and
- 4) General terms and conditions.

Section 5. That the Development Agreement submitted by the Developer satisfies the requirements of this offering and, in the event that no other qualified proposals are timely submitted, that the City Council intends to accept and approve the Development Agreement.

Section 6. That it is hereby determined that the Developer possesses the qualifications, financial resources and legal ability necessary to purchase the Property shown on Exhibit A and to construct, manage and operate the site in the manner proposed by this offering in accordance with the Plan.

Section 7. That the City Clerk shall receive and retain for public examination the attached Development Agreement submitted by the Developer and, in the event no other qualified proposals are timely submitted, shall resubmit the Development Agreement to the City Council for final approval and execution upon expiration of the notice hereinafter prescribed.

Section 8. That the action of the City Council be considered to be and does hereby constitute notice to all concerned of the intention of this Council, in the event that no other qualified proposals are timely submitted, to accept the proposal of the Developer to purchase the Property shown on Exhibit A and to approve the Development Agreement by and between City and Developer.

Section 9. That the official notice of this offering and of the intent of the City, in the event no other qualified proposals are timely submitted, to approve the Development Agreement, shall be a true copy of this Resolution, but without the attachments referred to herein.

Section 10. That the City Clerk is authorized and directed to secure immediate publication of said official notice in the Telegraph Herald, a newspaper having a general circulation in the community, by publication of the text of this Resolution on or before the 15th day of August 2024.

Section 11. That written proposals for the sale of the Property shown on Exhibit A will be received by the City Clerk at or before 10:00 a.m., September 16, 2024, in the Office of the City Clerk, located on the first floor at City Hall, 50 West 13th Street, Dubuque, IA. 52001. Each proposal will be opened at the hour of 10:00 a.m. in City Hall, Dubuque, IA. on September 16, 2024. Said proposals will then be presented to the City Council at 5:00 p.m., (same date as opening), 2024, at a meeting to be held in the City Council Chambers, Historic Federal Building at 350 West 6th Street,

Dubuque, IA.

Section 12. That the method of offering the Property for sale as set forth herein is in substantial conformance with the provisions of Iowa Code Section 403.8, requiring reasonable competitive bidding procedures as are hereby prescribed and "fair value."

Section 13. That the required documents for the submission of a proposal shall be in substantial conformity with the provisions of this Resolution.

Section 14. That the City Clerk is hereby nominated and appointed as the agent of the City of Dubuque, IA. to receive proposals for the sale of the Property on that date and according to the procedure hereinabove specified for receipt of such proposals and to proceed at such time to formally acknowledge receipt of each of such proposal by noting the receipt of same in the Minutes of the Council; that the City Manager is hereby authorized and directed to make preliminary analysis of each such proposal for compliance with the minimum requirements established by this Council hereinabove. For each proposal that satisfies these requirements, the City Council shall judge the strength of the proposal by the competitive criteria established hereinabove. The City Council shall then make the final evaluation and selection of the proposals.

Section 15. If, and only if, competing proposals are received and determined by the Council to meet the minimum requirements described herein, the Developer shall be allowed to amend its proposal in response thereto and to deliver same to the City Manager, by no later than a date determined by the City Council. In such event, the Council shall schedule a subsequent meeting to be held by the City Manager at which there shall be a bid-off conducted by the City Manager. During such bid-off, each competing bidder shall bid against the other, starting with the second proposal received and continuing until such time as each bidder shall decline to improve its proposal to acquire and redevelop the Property shown on Exhibit A in response to the last bid of the other bidder or bidders. The period of time to be allowed for such bid-off shall be determined by the City Manager. The rules of such bid-off shall be as determined by the City Manager at or before such bid-off period and shall be absolute.

Section 16. That in the event another qualified proposal is timely submitted and accepted by the City, another and further notice shall be published of the intent of the City of Dubuque, IA., to enter into the resulting agreement, as required by law.

Passed, approved and adopted this 14th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

There being no further business, Mayor Cavanagh declared the meeting adjourned at 5:01 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:15 p.m. on August 19, 2024, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones (arrived at 5:18 p.m.), Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen (arrived at 5:18 p.m.), 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 work sessions on the Regional Workforce Landscape and Imagine Dubuque.

WORK SESSIONS

1. Regional Workforce Landscape and Other Initiatives

Rick Dickinson, President and CEO of Greater Dubuque Development Corporation, and Nic Hockenberry, Director of Workforce Programming, presented information on the regional workforce landscape and initiatives, and addressed a question about essential amenities for workforce attraction.

The work session initially concluded at 6:01 p.m. but was reopened after the Imagine Dubuque Update session ended.

2. Imagine Dubuque Update

Planning Services Director Wally Wernimont and Assistant Planner Jason Duba presented an update on the comprehensive plan: Imagine Dubuque 2037: A Call to Action.

This work session concluded at 6:19 p.m.

Due to additional time remaining after the Imagine Dubuque Update work session, Mr. Dickinson presented on broadband initiatives from 6:20 p.m. to 6:24 p.m.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:24 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on August 19, 2024, 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

City Clerk Breitfelder announced that Item Set for Public Hearing #3 was removed from the meeting.

PRESENTATION(S)

1. Iowa 2024 Community of Character Award Presentation: Scott Raecker, Executive Director of The Robert D. and Billie Ray Center at Drake University, presented the Iowa 2024 Community of Character Award. A video was also shown.

PROCLAMATION(S)

1. The University of Dubuque Aviation Day (August 19, 2024) was accepted by University of Dubuque President Travis Frampton on behalf of the University of Dubuque.

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: Airport Commission of April 23, 2024; Arts and Cultural Affairs Advisory Commission of June 25, 2024; City Council Proceedings of July 29 and August 5, 2024; Housing Commission of January 23, 2024; Resilient Community Advisory Commission of April 4 and July 11, 2024; Zoning Advisory Commission of July 2, 2024; Proof of Publication for City Council Proceedings of July 15, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Josh Heisdorf for vehicle damage; Jeff Jones for vehicle damage; Tishana Suiter 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: Camille Baker for vehicle damage; Julianne Geraghty for property damage; Richard Powers for vehicle damage; William Sand Jr. for property damage; Tishana Suiter 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. 253-24 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.

**RESOLUTION NO. 253-24
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, IA. THAT:

Section 1. The Chief Financial Officer-City Treasurer is hereby authorized to issue pay-

ment 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 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Authorized Depository Institutions: Upon motion the documents were received and filed, and Resolution No.:254-24 Naming Depositories was adopted.

RESOLUTION NO. 254-24 RESOLUTION NAMING DEPOSITORIES

Whereas, Chapter 12C.2 of the Code of Iowa states that the approval of a financial institution as a depository shall be by written resolution or order which shall be entered of record in the minutes of the approving board, and which shall distinctly name each depository approved, and specify the maximum amount which may be kept on deposit in each depository; and

Whereas, this procedure is required if a financial institution changes its name or home office location, if the maximum amount is changed, or if a financial institution is added or deleted.

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

Section 1. That the following financial institutions are approved to be depositories of the City of Dubuque, IA. funds in conformance with all applicable provisions of the Iowa Code Chapter 12C.2. The City Treasurer is hereby authorized to deposit City of Dubuque, IA. funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

<u>Depository Name</u>	<u>Location of Home Office</u>	<u>Maximum Balance</u>
MidWestOne Bank,	Iowa City, Iowa,	\$60,000,000
Dubuque Bank & Trust Company,	Dubuque, IA.,	\$60,000,000
Iowa Public Agency Investment Trust,	West Des Moines, Iowa,	\$60,000,000
DuTrac Community Credit Union,	Dubuque, IA.,	\$60,000,000
U.S. Bank,	Minneapolis, Minnesota,	\$40,000,000

Fidelity Bank & Trust, Dyersville, Iowa, \$40,000,000

Dupaco Community Credit Union, Dubuque, IA., \$40,000,000

Collins Community Credit Union, Cedar Rapids, Iowa, \$40,000,000

Capra Bank, Dubuque, IA., \$40,000,000

Green State Credit Union, North Liberty, Iowa, \$40,000,000

Vibrant Credit Union, Moline, Iowa, \$40,000,000

Premier Bank, Dubuque, IA., \$40,000,000

Hometown Bank, Fond du Lac, Wisconsin, \$250,000

Passed, approved and adopted this 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

6. Application to ECIA for Brownfields Assessment Funds for Newt Properties: Upon motion the documents were received, filed, and approved.

7. Radio Dubuque and Dubuque Jaycees Fireworks Request 2025: Correspondence from Perry Mason, General Manager for Radio Dubuque, requesting approval for Radio Dubuque and the Dubuque Jaycees to conduct a fireworks display on July 3, 2025, from 9:00 p.m. to 10:30 pm. in conjunction with the closure of indicated streets and use of A.Y. McDonald Park as part of a special event request. The rain date is July 4. Upon motion the documents were received, filed, and approved.

8. Rob McDonald Fireworks Permit: City Manager recommended City Council approval to issue a permit to Rob McDonald for a fireworks display on September 14, 2024, at his private residence, 3399 Roosevelt Street. Upon motion the documents were received, filed, and approved.

9. New Ladder Truck - Static Display: City Manager transmitted that Fire Department staff plan to display the new 2024 Pierce ladder truck before the Tuesday, September 3rd City Council meeting starting at 5:45 p.m. in front of the Historic Federal Building on 6th Street. Upon motion the documents were received and filed.

10. 3000 Jackson Dubuque Brewing and Malting Project Update: Upon motion the documents were received and filed.

11. Signed Contract(s): Dubuque Community Schools for Before and After School Programming; Strand Associates, Inc for the Well No. 11 Source Water Project. Upon motion the documents were received and filed.

12. Stone Cliff Winery, Inc. Lease Agreement Approval: City Manager recommended City Council approval of a 2+ year lease agreement with the Stone Cliff Winery, Inc for a portion of the Alliant Amphitheater for an outdoor service patio. Upon motion the documents were received, filed, and approved.

13. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 255-24 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.

**RESOLUTION NO. 255-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications, Provisional Issuances

The Goose, 920 Main St.

The Fun Station Dubuque, 555 J. F. Kennedy Rd. Suite 400

Las Margaritas, 1091 Main St.

Renewals

Egelhof, Siebert & Casper Funeral Home, 2659 John F. Kennedy Rd.

Hy-Vee 1 Market Cafe, 3500 Dodge St. Cafe Area

Kwik Stop 72, 2255 Kerper Blvd.

Los Aztecas Mexican Restaurant, 2700 Dodge St.

National Mississippi River Museum & Aquarium, 350 & 400 East Third St.

Pete's Thai Kitchen, LLC, 609 East 22nd St.

Texas Roadhouse, 845 Wacker Dr.

Tri-State Independent Blind Society Inc., 1068 Cedar Cross Rd.

West Dubuque Tap, 1701 Asbury Rd.

Special Event(s) per Special Event Application Submittal, Provisional Issuances

Jubeck New World Brewing - Every Wednesday and Saturday from 7-1-24 to 10-30-24, Outdoor service area in connection to Farmers' Markets

Dubuque Main Street - DBQ Fest; 8-7-24 to 8-11-24, Washington Park

Dimensional Brewing - 8-2-24 and 10-12-24, Amending outdoor service to include street area from West 1st St. to end of cul-de-sac

Dubuque Jaycees - Millwork Night Market; 8-8-24 to 8-12-24, East 7th to 9th & Jackson St plus East 8th to Elm St.

Dubuque Main Street - Music and More; 8-12-24 to 8-16-24, Town Clock Plaza

Dubuque Irish Hooley; 8-22-24 to 8-26-24, Alliant Amphitheater

Dubuque Jaycees - Church of the Resurrection Annual Festival; 8-15-24 to 8-19-24, 4300 Asbury Rd. - Church Parking Lot

Soat /Weber Wedding; 10-5-24 to 10-9-24, Alliant Amphitheater

United Way of Dubuque Area Tri-State - Over the Edge; 10-12-24 to 10-16-24, 895 Main St.

Permanent Premise Transfer

Next Phase Bar, From 1700 Central Ave. to 600 Central Ave.

Passed, approved, and adopted this 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

14. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Application: Upon motion the documents were received and filed, and Resolution No. 256-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A was adopted.

**RESOLUTION NO. 256-24
APPROVING APPLICATIONS FOR RETAIL
CIGARETTE / TOBACCO SALES / NICOTINE / VAPOR PERMITS, AS REQUIRED BY
IOWA CODE 453A.47A**

Whereas, applications for Cigarette/Tobacco/Nicotine/Vapor Permit Sales have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, the Iowa Department of Revenue requires all applications be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Tobacco/Nicotine/Vapor retail permit.

Effective from: August 20, 2024, to June 30, 2025

Business Name, Business Address

Sid's Beverage, 2727 Dodge St.

Passed, approved, and adopted this 19th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Setting a Public Hearing for a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC to Redevelop Property at 1706 Central Avenue: Upon motion the documents were received and filed and Resolution No. 257-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, 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 September 3, 2024 in the Historic Federal Building.

RESOLUTION NO. 257-24 FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND CARICH PROPERTIES, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

Whereas, City and CARich Properties, LLC entered into a Development Agreement, dated the 3rd day of August 2020, providing for a Façade Grant, a Planning & Design Grant, a Financial Consultant Grant, and a Housing Creation Grant; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the First Amendment to Development Agreement with CARich Properties, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the First Amendment to Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 3rd day of September 2024, at 6:30 p.m. The official agenda will be posted on Friday, August 30, 2024, and will contain listening, viewing, and public input options. The City Council agenda may be accessed at <https://cityofdubuque.gov/usagenda.com/AgendaPublic/> 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the First Amendment to Development Agreement relating thereto with CARich Properties, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to CARich Properties, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$106,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 19th day of August, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Keymont Drive Pavement Rehabilitation Project: Upon motion the documents were received and filed and Resolution No. 258-24 Keymont Drive Pavement Rehabilitation 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 September 3, 2024 in the Historic Federal Building.

**RESOLUTION NO. 258-24
KEYMONT DRIVE PAVEMENT REHABILITATION 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Keymont Drive Pavement Rehabilitation Project in the estimated amount \$327,635.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 3rd day of September, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Keymont Drive Pavement Rehabilitation Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 5th day of September 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 16th day of September 2024, in the Historic Federal Building Council Chambers, 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this 19th day of August 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

3. Water Department Operations SCADA System Upgrade Project - Project Initiate and Set the Public Hearing: This item was removed from the meeting.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Historic Preservation Commission: Two, 3-Year terms through July 1, 2027 (Vacant At-Large terms of Cassill and Doyle). Applicants: Bill Doyle, 1591 White St.; Cole Hansen, 408 Burch St.; Heidi Pettitt, 3116 Central Ave.

2. Housing Commission: Two, 3-Year terms through August 17, 2027 (Expiring terms of Janes and Kehoe). Applicants: Ross Janes, 2741 Muscatine St.; Renee Kehoe, 1209 Lincoln Ave. Mr. Janes spoke in support of his application.

3. Housing Trust Fund Advisory Committee: Two, 3-Year terms through August 17, 2027 (Expiring terms of Becwar and Holz). Applicants: Michelle Becwar, 2115 Coates St.; Jim Holz, 3010 Indiana Cr.

4. Library Board of Trustees: One, 4-Year term through July 1, 2028 (Vacant term of Armstrong). Applicant: Tom Brennan, 3275 Cider Rdg. Mr. Brennan spoke in support of his application.

5. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2027 (Expired term of McGrath). Applicant: Beth McGrath, 2385 Clarke Crest Dr.

PUBLIC HEARINGS

1. 8301 Seippel Court Rezoning Request: 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 Sprank. Planning Services Director Wally Wernimont provided a staff report. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 46-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 8301 Seippel Court from CS Commercial Service and Wholesale District to C-3 General Commercial District. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 46-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 8301 SEIPPEL COURT FROM CS COMMERCIAL SERVICE AND WHOLESALE DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 CS Commercial Service and Wholesale District to C-3 General Commercial District, to wit:

Lot 2 of Lot 3 in Seippel Road Commercial Park, Plat 2, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 19th day of August, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Peru Road Rezoning Request: 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 Wethal. Planning Services Director Wally Wernimont provided a

staff report. Responding to a question from the City Council, Mr. Wernimont stated that his department works with the engineering department on statewide urban design and specifications (SUDAS). Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 47-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located along Peru Road between Walker and Toledo Street (Pins 1012183002, 1012183005, 1012183008, and 1012183007) from R-3C Moderate Density Multi-Family Residential District with Conditions to R-3 Moderate Density Multi-Family Residential District. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 47-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED ALONG PERU ROAD BETWEEN WALKER AND TOLEDO STREET (PINS 1012183002, 1012183005, 1012183008, AND 1012183007) FROM R-3C MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH CONDITIONS TO R-3 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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-3c Moderate Density Multi-Family Residential District with conditions to R-3 Moderate Density Multi-Family Residential District, to wit:

Lot 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531 and 532 all in the North Dubuque Addition and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 19th day of August, 2024.

/s/Brad M. Cavanagh, Mayor
Attest: /s/Adrienne N. Breitfelder, City Clerk

3. 405, 575, and 595 Cedar Cross Road Rezoning Request: 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 meet-

ings prior to the meeting at which it is to be passed be suspended for the ordinance recommended by the Zoning Advisory Commission to rezone only 595 Cedar Cross Road. Seconded by Wethal. Planning Services Director Wally Wernimont provided a staff report, stating that after discussions with the applicant regarding 405 and 575 Cedar Cross Rd., the applicant has requested the withdrawal of those properties from the rezoning consideration. Those two properties will be brought back to the Zoning Advisory Commission for review at a future meeting and will then be presented again at a City Council meeting. City Clerk Breitfelder announced that input was submitted by Carol Maas, 3095 Nightengale Ln. Applicant Jule Merfeld, 10713 Cottingham Rd., Peosta, explained that 595 Cedar Cross Rd. is currently used as an Airbnb and that attempts to sell the property have been unsuccessful due to its zoning and proximity to the road's turning lane. In response to a City Council inquiry about nearby properties in an isolated zoning area, Mr. Wernimont noted that the Zoning Advisory Commission shared those concerns, leading to their denial of the rezoning requests for 405 and 575 Cedar Cross Rd. The City Council discussed the best use for 595 Cedar Cross Rd. and its surrounding properties. Motion carried 6-1 with Resnick voting nay.

Motion by Jones for final consideration and passage of Ordinance No. 48-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 595 Cedar Cross Road from R-1 Single-Family Residential District to CS Commercial Services and Wholesale District. Seconded by Wethal. Motion carried 6-1 with Resnick voting nay.

ORDINANCE NO. 48-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 595 CEDAR CROSS ROAD FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO CS COMMERCIAL SERVICES AND WHOLESALE DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 CS Commercial Service and Wholesale District, to wit:

Lot 1-2-1-2-1-1-2 Min Lot 220 and Lot 1-1-1-2-3 Mineral Lot 219, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 19th day of August, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Old Mill Road Lift Station and Force Main Project - Phase I Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 260-24 Approval of plans, specifications, form of contract, and estimated cost for the Old Mill Lift Station and Force Main Project – Phase I. Seconded by Farber. Motion carried 7-0.

RESOLUTION NO. 260-24

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE OLD MILL LIFT STATION AND FORCE MAIN PROJECT – PHASE I

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the Old Mill Lift Station and Force Main Project – Phase I in the estimated amount \$18,720,314.19, are hereby approved.

Passed, approved, and adopted this 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

5. Hold Public Hearing to Approve Contract with Tucktara, LLC for Construction of a Single-Family Home on a City-Owned Infill Lot at 2527 Washington Street: Motion by Roussel to receive and file the documents and adopt Resolution No. 261-24 Approval of contract for construction of a single-family home on a city-owned infill lot located at 2527 Washington Street, in the City of Dubuque, IA. Seconded by Sprank. In response to City Council questions, Housing and Community Development Director Alexis Steger explained that program income from housing tax increment financing (TIF) is funding the project and that the builder has flexibility in the home's design. City Council Members discussed whether the city should profit from the property and how the project integrates sustainability and equity into homeownership. Motion carried 6-1 with Resnick voting nay.

**RESOLUTION NO. 261-24
APPROVAL OF CONTRACT FOR CONSTRUCTION OF A SINGLE-FAMILY HOME ON A CITY-OWNED INFILL LOT LOCATED AT 2527 WASHINGTON STREET, IN THE CITY OF DUBUQUE, IA.**

Whereas, the City of Dubuque, IA. (City) owns 2527 Washington Street (the Property) legally described as:

Lot 29 in E. Langworthy's Addition of Part of Mineral Lot 320 in the City of Dubuque, IA., according to the recorded plat thereof; and

Whereas, the City of Dubuque established a Local Housing Trust Fund which generates program income to contribute to low-moderate income housing activities as directed by the Local Housing Trust Fund Advisory Committee; and

Whereas, it is the recommendation of the Local Housing Trust Fund Advisory Committee to enter a contract with Tucktara, LLC, to construct a single-family home in accordance with the plans, specifications, terms and conditions set out in said Contract.

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

Section 1. That the contract for construction of a single-family home on the city-owned infill lot at 2527 Washington is hereby awarded to Tucktara, LLC, and the Mayor is hereby directed to execute the contract on behalf of the City of Dubuque for the project.

Passed, approved, and adopted this 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

6. Well No. 7 Rehabilitation Project 2024 - Phase 2 Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 262-24 Approval of plans, specifications, form of contract, and estimated cost for the Well No. 7 Rehabilitation Project 2024 – Phase 2. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 262-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE WELL NO. 7 REHABILITATION PROJECT 2024 – PHASE 2**

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

Section 1. The plans, specifications, form of contract and estimated cost for the Well No. 7 Rehabilitation Project 2024 - Phase 2 in the amount of \$540,000, are hereby approved.

Passed, adopted and approved this 19th day of August 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. Proposed Additional Housing Development Incentive: Motion by Roussell to receive and file the documents and approve an additional incentive to facilitate low- and moderate-income housing development outside of the Greater Downtown Urban Renewal Area. Seconded by Sprank. In response to a question, City Manager Van Milligen explained that the number of units would determine whether the development meets the 60% low- and moderate-income housing requirement for the incentive. Motion carried 7-0.

2. 2024 Police Department CALEA Accreditation Acceptance: Motion by Farber to receive and file the documents and listen to the presentation. Seconded by Sprank. Police Chief Jeremy Jensen made a presentation regarding the Dubuque Police Department being awarded the Advanced Law Enforcement Accreditation by the CALEA board of commissioners for the 10th time. Motion carried 7-0.

3. Work Session Request: Central Avenue and White Street Corridor Traffic Study: Motion by Sprank to receive and file the documents and schedule the work session for Monday, September 30, 2024, at 6:30 p.m. Seconded by Roussell. In response to a question about holding the work session on a non-regular City Council meeting night, City Manager Van Milligen explained that the session's length required scheduling it separately. September 30th is also the earliest date the consultants will be ready to present the data. Motion carried 7-0.

4. Work Session Request: Smart Parking & Mobility Management Plan: Motion by Roussell to receive and file the documents and schedule the work session for October 7, 2024, at 5:30 p.m. Seconded by Jones. Motion carried 7-0.

5. Water Distribution Crew Employee Feature Video: Motion by Jones to receive and file the documents and view the video. Seconded by Farber. Public Information Office staff showed a video featuring Marty Kearney, a member of the City of Dubuque Water Distribution crew. The video can be viewed at https://youtu.be/ri46EJuVs-M?si=oGDgHp-WcRH_ellj. Motion carried 7-0.

6. City Life in Marshallese Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Wethal. Public Information Office staff showed a video produced in collaboration with the Office of Shared Prosperity and Neighborhood Support to promote the next City Life sessions, which will be presented in Marshallese. The video can be viewed at: <https://youtu.be/Wlu1UEqtix4>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Jones reported on the recent congressional staff visit and the Art on the River opening reception.

Council Member Farber reported on recent initiatives with the Federal Communications Commission Committee and National League of Cities' Technology Committee.

Council Member Roussell reported on a Presentation Lantern Center student attaining United States citizenship, learning about the Dubuque Arboretum's strategic plan, and Carnegie Stout Public Library's Reading with Rover Program.

Council Member Wethal reported on the Dubuque Fine Arts Festival and speaking with University of Dubuque theology students.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:11 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Wethal. 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 9:28 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:28 p.m.

/s/Adrienne N. Breifelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 4:00 p.m. on August 20, 2024, in the Grand River Center. The meeting was originally scheduled for Room #4 but was relocated to the River Room due to maintenance issues.

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 annual goal setting.

GOAL SETTING SESSION 1 OF 3

Mayor Cavanagh provided introductory remarks, summarizing last year's accomplishments and current challenges.

Facilitator Lyle Sumek, of Lyle Sumek Associates, Inc., reviewed the following sections of the Leader's Guide 2024 Working Document for input from the City Council:

Section 4 - Performance Report 2023-2024 for City of Dubuque

Section 5 - Looking to Dubuque's Future

Assistant City Manager Cori Burbach reviewed proposed definitions for the five pillars the City strives to achieve to create an equitable community and organization of choice: resiliency, sustainability, equity, transparency, and compassion. City Council discussed the definitions and suggested updating the proposed definition of compassion to include empathy and replacing the "desire to alleviate distress" with the "desire to help". City Manager Van Milligen stated that the five definitions will be presented at a future Council meeting for City Council to formally adopt the definitions.

Assistant City Manager Burbach then reviewed a suggestion to include the word "belonging" when city staff speak of diversity, equity, and inclusion (DEI) goals. City Council discussed the terminology and supported the addition of belonging.

Mr. Sumek reviewed Goals #1, #2, and #8 in Section 7 – Plan 2024-2029 for City Council input.

City Council recessed for dinner at 6:10 p.m. and reconvened at 6:39 p.m. to continue discussing the goals.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:48 p.m.

/s/Adrienne N. Breitfelder, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 4:13 p.m. on August 21, 2024, in the Grand River Center. The meeting was originally scheduled for Room #4 but was relocated to the River Room due to maintenance issues.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick (arrived at 4:51 p.m.), 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 annual goal setting.

GOAL SETTING SESSION 2 OF 3

Facilitator Lyle Sumek, of Lyle Sumek Associates, Inc., reviewed Goals #3, #4, #5, #6, and #7 of Section 7 – Plan 2024-2029 of the Leader's Guide 2024 Working Document for City Council input.

City Council recessed for dinner at 6:05 p.m. and reconvened at 6:37 p.m. to continue discussing the goals.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:56 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in special session at 4:04 p.m. on August 26, 2024, in the Grand River Center Room #6. The meeting was originally scheduled for Room #4 but was relocated to Room #6 due to maintenance issues.

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 annual goal setting.

**GOAL SETTING
SESSION 3 OF 3**

Facilitator Lyle Sumek, of Lyle Sumek Associates, Inc., reviewed Section 8 – Action Agenda 2024-2025 of the Leader's Guide 2024 Working Document for City Council input.

City Council recessed for dinner at 5:54 p.m. and reconvened at 6:28 p.m.

Mr. Sumek then facilitated the City Council's review and ranking of their top and high priorities, resulting in the following goals and priorities:

- City of Dubuque Goals 2029
- Vibrant Community: Healthy and Safe
- Financially Responsible, High-Performance City Organization: Sustainable, Equitable, and Effective Service Delivery
- Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity
- Livable Neighborhoods and Housing: Great Place to Live
- Sustainable Environment: Preserving and Enhancing Natural Resources
- Connected Community: Equitable Transportation, Technology Infrastructure, and Mobility
- Diverse Arts, Culture, Parks, and Recreation Experiences and Activities
- Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable

Policy Agenda

Policy agenda items are issues that need direction or a policy decision or a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities (in alphabetical order):

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities (in alphabetical order):

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project and Force Main
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan

Mr. Sumek then led a discussion with the City Council on Section 9 – Governance: Our Mayor – City Council and City Manager in Action, with input from City Manager Van Milligen and City Attorney Brumwell.

Mayor Cavanagh concluded the session by expressing his gratitude to the City Council, city staff, and Mr. Sumek for their efforts. He also recommended maintaining the gap between sessions 2 and 3 in future goal settings.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:50 p.m.

/s/Adrienne N. Breitfelder, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on September 3, 2024, 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

SWEARING IN

Mayor Cavanagh swore in Mayor Pro Tem Susan Farber.

PROCLAMATION(S)

1. Nathaniel and Charlotte Morgan Peace Week (September 1 - 7, 2024) was accepted by Brian Hallstoos and Ernestine Moss on behalf of the Nathaniel Morgan Memorial Committee.

2. Days of Peace and Nonviolence (September 6 - 30, 2024) was accepted by R.R.S. Stewart and Art Roche on behalf of the Dubuque International Day of Peace Coordinating Committee.

3. Hispanic Heritage Month (September 15 - October 15, 2024) was accepted by Yara Lopez and Sergio Perez on behalf of Dubuque Unidos and Loras College's LULAC.

CONSENT ITEMS

Council Member Wethal requested Item No. 15 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated except for Item No. 15. Seconded by Wethal. Motion carried 7-0.

1. Minutes and Reports Submitted: Historic Preservation Commission of July 18, 2024; Library Board of Trustees Update of July 25, 2024; Park and Recreation Commission of July 9, 2024; Resilient Community Advisory

Commission of July 11, 2024; Zoning Advisory Commission Draft Minutes of August 7, 2024; Zoning Board of Adjustment of July 25, 2024; Proof of Publication for City Council Proceedings of July 29 and August 5, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Keith Clark 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: Keith Clark for vehicle damage; Jeff Jones for property 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. 263-24 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.

**RESOLUTION NO. 263-24
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, IA. 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 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Resolution Approving Fund Transfers to Golf Capital Fund in Fiscal Year 2024 – Period 13: Upon motion the documents were received and filed, and Resolution No. 264-24 Authorizing the Chief Financial Officer to make the appropriate interfund transfers of sums and record the same in the appropriate manner for the FY 2024 for the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 264-24
AUTHORIZING THE CHIEF FINANCIAL OFFICER TO MAKE THE APPROPRIATE INTERFUND TRANSFERS OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR THE FY 2024 FOR THE CITY OF DUBUQUE, IA.**

Whereas, Iowa Administrative Rules Code Section 545-2.5(5) implements Iowa Code Section 384.18 and provides that the City Council shall approve all transfers of moneys from one budgeted fund to another budgeted fund as provided in Iowa Administrative Rules Code Section 545-2.5(5).

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

Section 1. Authorize the Chief Financial Officer to Transfer Funds. That the Chief Financial Officer be and is hereby authorized by the City Council to make the appropriate interfund transfer of sums and record the same in the appropriate manner for FY 2024.

Section 2. Transfer of Funds. That the Chief Financial Officer will transfer the following sums and to record the same in the appropriate manner:

1. Transfer from the General Fund to the Golf Capital Construction Fund \$333,882 for net income generated in golf operations in Fiscal Year 2021(\$71,144), Fiscal Year 2022 (\$99,028), Fiscal Year 2023

(\$74,971), and Fiscal Year 2024 (\$88,739) designated for future golf construction projects.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Acceptance of Sanitary Sewer Improvements across Switch Development at JFK, LLC Property at the Intersection of West 32nd Street and JFK Road in Dubuque: Upon motion the documents were received and filed, and Resolution No. 265-24 Accepting Public Sanitary Sewer Improvements Across Part of Lot 1 of Switch Development at JFK No.1, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 265-24
ACCEPTING PUBLIC SANITARY SEWER IMPROVEMENTS ACROSS PART OF LOT 1 OF SWITCH DEVELOPMENT AT JFK NO.1, IN THE CITY OF DUBUQUE, IA.**

Whereas, per the Development Agreement between the City of Dubuque and Switch Development, LLC, approved by the City Council via Resolution 36-23, the parties wished to set forth terms for the extension of a proposed public sanitary sewer utility located in Part of Lot 1 of Switch Development at JFK No. 1, in the City of Dubuque, IA.; and

Whereas, pursuant to said agreement, certain public improvements including sanitary sewer and appurtenances, were installed by Switch Development, LLC; and

Whereas, the improvements have been completed and the City Manager has examined the work and has filed a certificate stating that the same has been completed in accordance with the plans approved by the City Council and in conformance with City specifications, and has recommended that the improvements be accepted by the City Council.

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

Section 1. That the recommendation of the City Manager be approved and that said public sanitary sewer improvements in Part of Lot 1 of Switch Development at JFK No. 1, in the City of Dubuque, IA., be and the same are hereby accepted.

Section 2. That a maintenance guarantee covering said public improvements shall be provided by the owners, Switch Development, LLC, until December 5, 2025.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Proceedings to Complete Action on the Issuance of \$2,536,000 Sewer Revenue Bonds, Series 2024 (State Revolving Loan Fund Program) Granger Creek Sanitary Sewer Improvement Projects: Upon motion the documents were received and filed, and Resolution No. 266-24 Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of \$2,536,000 Sewer Revenue Bonds, Series 2024 and other documents related to the Series 2024 Bonds was adopted.

**RESOLUTION NO. 266-24
SERIES RESOLUTION AUTHORIZING AND
APPROVING A LOAN AND DISBURSE-
MENT AGREEMENT AND PROVIDING FOR
THE ISSUANCE OF \$2,536,000 SEWER
REVENUE BONDS, SERIES 2024 AND
OTHER DOCUMENTS RELATED TO THE
SERIES 2024 BONDS**

Whereas, the City of Dubuque (the "City" and sometimes hereinafter referred to as the "Issuer"), in Dubuque County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "System") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the System are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, the City heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$3,200,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing, and constructing improvements and extensions to the System (the "Project"), and has published notice of the proposed action and has held a hearing thereon on July 16, 2024; and

Whereas, the City proposes to issue Sewer Revenue Bonds, Series 2024 (the "Series 2024 Bonds") to the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa, as lender (the "Lender"), in order to pay the costs of the Project; and

Whereas, the City is authorized and empowered by Chapter 384 of the Code of Iowa (the "Act") to borrow money for the System, and the City Council has adopted a master resolution (the "Master Resolution") on December 15, 2008, authorizing the issuance from time to time of Senior Bonds, including Senior SRF Bonds (each as defined in the Master Resolution); and

Whereas, Section 8.3 of the Master Resolution authorizes the Council to adopt a Series

Resolution (as defined in the Master Resolution) to provide for the issuance of Senior Bonds, and this Series Resolution constitutes a Series Resolution under the Master Resolution; and

Whereas, for the purposes of this issuance, the Series 2024 Bonds shall be deemed to be Senior SRF Bonds; and

Whereas, the obligations of the Issuer under the Series 2024 Bonds and the Agreement shall be payable solely and only from the Net Revenues of the System and certain funds and accounts created and pledged under this Series Resolution and the Master Resolution; and

Whereas, it is necessary at this time for the City Council to approve the Agreement with the Lender and to issue the Series 2024 Bonds in evidence thereof in the principal amount of \$2,536,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. Definitions. Terms used herein and not defined herein shall have the meaning given to them in this Series Resolution and the Master Resolution unless the text expressly or by necessary implication requires otherwise:

"Bonds" or "Series 2024 Bonds" means the \$2,536,000 Sewer Revenue Bonds, Series 2024, in one or more series.

"Closing Date" shall mean the date of delivery of the Series 2024 Bonds, anticipated to be September 20, 2024, with any final changes to such date set forth in the Agreement.

"Loan" shall mean the loan made pursuant to the Agreement and evidenced by the Series 2024 Bonds.

"Agreement" means the Loan and Disbursement Agreement between the Issuer and the Lender related to the Series 2024 Bonds.

"Senior Bond Issuance Documents" means a Supplemental Resolution, Obligation Issuance Documents, indenture or other document, as the case may be, authorizing and issuing a series of Senior Bonds, including Senior SRF Bonds.

"Paying Agent" shall mean the City Treasurer, or such successor as may be approved by the Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Series 2024 Bonds. Unless otherwise specified, the Registrar shall also act as the Paying Agent for the Series 2024 Bonds.

"Series 2024 Sinking Fund" means the fund by that name created pursuant to Section 14 hereof.

"Series Resolution" or "Resolution" means this resolution.

Section 2. Loan Authorization; Authorization for Execution and Delivery of Documents. Following the adoption of this Series Resolution and pursuant to Chapter 384 of the Code of Iowa, the City Council is hereby authorized to execute and deliver the Agreement with the Lender in the form which has been placed on file with the Council providing for a Loan in the aggregate principal amount of \$2,536,000 for the purpose or purposes set forth in the preamble hereof. The Mayor and City Clerk are hereby authorized to execute and deliver the Agreement on behalf of the Issuer in the form presented to the Council, with final terms as determined by the Council and the Lender.

The Mayor, City Clerk and City Treasurer are each authorized to execute and deliver the Series 2024 Bonds, any and all agreements, documents and instruments required related to the issuance of the Series 2024 Bonds and to carry out the purposes set forth in this Series Resolution, including but not limited to any tax certificates, closing certificates and purchase agreements.

Section 3. Appointment of Registrar/Paying Agent. The City Treasurer is hereby designated as the Registrar and Paying Agent for the Series 2024 Bonds and may be hereinafter referred to as the "Registrar" or the "Paying Agent" in such capacities.

Section 4. Source of Payment of the Series 2024 Bonds. The Series 2024 Bonds, when issued, will be Senior SRF Bonds under the Master Resolution and shall be payable solely from the Net Revenues of the System, and certain funds and accounts created and pledged under this Series Resolution and the Master Resolution.

Section 5. Series 2024 Bonds Details; Form of Series 2024 Bonds. The Series 2024 Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Agreement, in the aggregate principal amount of \$2,536,000, to be dated the Closing Date, and bearing interest from the date of each advancement made at the rate of 2.61% per annum pursuant to the Agreement, until payment thereof, as set forth in Exhibit A attached to the Agreement.

The Series 2024 Bonds may be in the denominations of \$1,000 each or any integral multiple thereof and, at the request of the Lender, shall be initially issued as a single bond in the denomination of \$2,536,000 and numbered R-1.

The Series 2024 Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Lender, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Series 2024 Bonds by the City may be made from any funds regardless of

source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by facsimile, e-mail, certified or registered mail to the Lender (or any other registered owner of the Series 2024 Bonds). The Series 2024 Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

Accrued interest on the Series 2024 Bonds shall be payable semiannually on the first day of June and December in each year, commencing December 1, 2024. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Series 2024 Bonds shall be made to the registered owners appearing on the registration books of the Issuer at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2024 Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Series 2024 Bonds shall be executed on behalf of the Issuer with the official manual or facsimile signature of the Mayor and attested by the official manual or facsimile signature of the City Clerk and shall be fully registered bonds without interest coupons. The issuance of the Series 2024 Bonds shall be recorded in the office of the City Treasurer, and the certificate on the back of each Series 2024 Bond shall be executed with the official manual or facsimile signature of the City Treasurer. In case any officer whose signature or the facsimile of whose signature appears on the Series 2024 Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

If applicable pursuant to the Agreement, in addition to the payment of principal of and interest on the Series 2024 Bonds, the City also agrees to pay the Initiation Fee and the Servicing Fee (defined in the Agreement) in accordance with the terms of the Agreement.

The Series 2024 Bonds shall be in substantially the form attached as Exhibit A hereto.

Section 6. Registration of Series 2024 Bonds; Designation of Registrar; Transfer; Ownership; Delivery; and Cancellation. The provisions of Section 2.4 of the Master Resolution, which contains covenants relating to the registration, transfer, delivery, and cancellation of Bonds, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 7. Reissuance of Mutilated, Destroyed, Stolen or Lost Bond. The provisions of Section 2.5 of the Master Resolution, contains covenants relating to the reissuance of mutilated, destroyed, stolen, or lost Bonds, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 8. Application of Loan Proceeds. The loan proceeds to be received under the Agreement (the "Loan Proceeds") shall be held by the Lender and disbursed for costs of the Project, as referred to in the preamble hereof. The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Code (as defined in the Master Resolution).

Section 9. Ratification of Master Resolution. All provisions of the Master Resolution are hereby ratified and confirmed, and are incorporated herein and certain provisions thereof are modified as applicable to the Series 2024 Bonds as provided herein.

Section 10. Rates and Charges; Independent Consultant. There have heretofore been established as required by law, just and equitable fees, rates and charges for the use of the services rendered by the System. As provided in Section 7.1 of the Master Resolution, so long as the Series 2024 Bonds are outstanding and unpaid, the Net Revenues of the System shall be sufficient in each Fiscal Year to (i) provide for 100% of the Maintenance Expenses of the System, (ii) equal at least 110% of the Debt Service Requirement, (iii) enable the City to make all required payments, if any, into the Debt Service Reserve Fund, the Subordinate Bond Fund (if any), and the Rebate Fund, (iv) enable the City to accumulate an amount which, in the judgement of the Council, is adequate to meet the costs of major renewals, replacements, repairs, additions, betterments, and improvements to the System, necessary to keep the same in good operating condition or as required by any governmental agency having jurisdiction over the System, and (v) remedy all deficiencies in required payments into any of the funds and accounts established under the Master Resolution or any Series Resolution.

Section 11. Equality of Lien on Net Revenues. As provided in the Master Resolution, the timely payment of principal of and interest on the outstanding Series 2024 Bonds shall be secured equally and ratably with other Senior Bonds by the Net Revenues of the System without priority by reason of number or time of sale or delivery.

Section 12. Establishment of Funds; Series 2024 Bond Sinking Fund; Debt Service Reserve Fund. The provisions of Article 6 of the Master Resolution, which provide for the establishment of the Revenue Fund, the Opera-

tion and Maintenance Fund, the Bond Principal and Interest Fund (the "Sinking Fund"), the Debt Service Reserve Fund, the Subordinate Bond Fund, the Surplus Fund, and the Rebate Fund, are hereby ratified and confirmed.

Series 2024 Bond Sinking Fund. From and after the issuance of the Series 2024 Bonds and as long as the Series 2024 Bonds are outstanding, the Issuer shall establish and maintain a separate fund to be known as the Series 2024 Bond Sinking Fund. The Issuer shall transfer amounts on deposit in the Revenue Fund into the Series 2024 Bond Sinking Fund for the payment of interest and principal of the Series 2024 Bonds, on the 1st day of each month commencing on the 1st day of the month immediately succeeding the date of issuance and delivery of any of the Series 2024 Bonds in equal monthly amounts which, together with other monthly amounts made pursuant hereto, will be sufficient to pay principal of and interest on the Series 2024 Bonds due on the next succeeding date which principal of and/or interest on such Series 2024 Bonds are due and payable. If for any reason the amount on deposit in the Series 2024 Bond Sinking Fund exceeds the required amount, the excess shall be forthwith withdrawn therefrom by the Issuer and deposited into the Revenue Fund. If for any reason the amount on deposit in the Series 2024 Bond Sinking Fund is less than the required amount, the deficit shall forthwith be made up by the Issuer from available funds on deposit in the Revenue Fund as provided in Section 6.5 of the Master Resolution.

Money in the Series 2024 Bond Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Series 2024 Bonds as the same may become due and payable.

Debt Service Reserve Fund. The provisions of Section 6.6 of the Master Resolution with respect to the Debt Service Reserve Fund are hereby recognized. The Series 2024 Bonds shall be issued as Senior SRF Bonds, and the City shall not be required to make any payments into the Debt Service Reserve Fund under the provisions of this Resolution. The Series 2024 Bonds shall not be secured by or payable from amounts held in the Debt Service Reserve Fund, and the holders of the Series 2024 Bonds shall have no rights against the Debt Service Reserve Fund so long as any Senior Bonds secured by the Debt Service Reserve Fund remain outstanding.

Section 13. Investment of Funds. Section 6.11 of the Master Resolution contains covenants relating to the investment of funds.

All income derived from such investments shall be credited to the fund from which such investments were made. Such investments shall at any time necessary be liquidated and

the proceeds thereof applied to the purpose for which the respective fund was created.

Section 14. Restrictions on the Incurrence of Senior Bonds and Subordinate Bonds. As provided in the Master Resolution, the Issuer shall comply with Article 8 of the Master Resolution regarding the incurrence of Senior Bonds and Subordinate Bonds. The Series 2024 Bonds are being issued as Senior SRF Bonds under Section 8.3 of the Master Resolution, and therefore, the provisions of Section 8.3(a), (b), and (c) do not apply with respect to the issuance of the Series 2024 Bonds. It is hereby found, determined, and declared that the City has complied in all respects with the provisions of Article 8 of the Master Resolution.

The provisions of the Section 21 of the resolutions authorizing the issuance of the City's outstanding Sewer Revenue Capital Loan Notes, Series 2013, dated April 19, 2013 and Sewer Revenue Capital Loan Notes, Series 2013B, dated May 20, 2013 (together, the "Series 2013 Notes") with respect to the issuance of obligations issued on a parity with the Series 2013 Notes are hereby recognized, and it is hereby found, determined and declared that there has been procured and filed with the City Clerk a waiver from the Iowa Finance Authority, the sole owner and holder of the Series 2013 Notes, waiving any and all requirements and conditions that must be met prior to the issuance of obligations issued on a parity with the Series 2013 Notes.

Section 15. Covenants Regarding Operation of the System. Section 7.2 of the Master Resolution contains covenants relating to operation of the System.

Section 16. Events of Default; Remedies. The provisions of Article 10 of the Master Resolution, which contain covenants relating to events of default and remedies, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 17. Additional Covenants, Representations and Warranties of the Issuer; Disposition of Proceeds. The Issuer certifies and covenants that the Issuer through its officers, will (a) make such further specific covenants, representations and assurances as may be necessary or advisable; (b) file such forms, statements and supporting documents as may be required and in a timely manner; (c) if deemed necessary or advisable by its officers, employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance; and (d) it is the intention of the City that interest on the Series 2024 Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Code. In furtherance thereof the City covenants to comply with the provisions of the

Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2024 Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City and the System are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 18. Discharge and Satisfaction of Series 2024 Bonds. The provisions of Section 9.1 of the Master Resolution, which contains covenants relating to the discharge and satisfaction of Bonds, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 19. Resolution a Contract. The provisions of this Series Resolution shall constitute a contract among the Issuer and the owners of the Series 2024 Bonds, and after the issuance of the Series 2024 Bonds, no change, variation or alteration of any kind in the provisions of this Series Resolution shall be made in any manner, except as provided in Section 22 or Section 23 hereof, until such time as the Series 2024 Bonds, and interest due thereon, shall have been satisfied and discharged as provided in this Series Resolution.

Section 20. Modification of Resolution Not Requiring the Consent of Owners of Series 2024 Bonds. The provisions of Section 7.2 of the Master Resolution, which contains covenants relating to amendment of the Resolution without consent of the holders of the Series 2024 Bonds, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 21. Modification of Series Resolution Requiring Consent of Owners of Series 2024 Bonds. The provisions of Section 7.3 of the Master Resolution, which contains covenants relating to amendment of the Resolution with the consent of the holders of the Series 2024 Bonds, are hereby ratified and confirmed with respect to the Series 2024 Bonds.

Section 22. Conflicting Provisions. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 23. Effective Date. This Series Resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Section 24. Severability. If any section, paragraph, or provision of this Series Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions.

Adopted and approved this September 3, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

8. Dubuque Cellular Telephone, L.P. – Second Amendment to Lease Agreement for Equipment Upgrades and Extended Term for Cell Tower Located at 1575 West Third Street: Upon motion the documents were received and filed, and Resolution No. 267-24 Approving the Second Amendment to Lease Agreement by and between the City of Dubuque and Dubuque Cellular Telephone, L.P. for equipment upgrade and extended term was adopted.

**RESOLUTION NO. 267-24
APPROVING THE SECOND AMENDMENT
TO LEASE AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE AND
DUBUQUE CELLULAR TELEPHONE, L.P.
FOR EQUIPMENT UPGRADE AND EX-
TENDED TERM**

Whereas, The City of Dubuque, IA. and Dubuque Cellular Telephone, L.P. entered into a Lease Agreement dated February 1, 1999, as amended, for the cell tower site at 1575 West Third Street (the Site); and

Whereas, Dubuque Cellular Telephone, L.P. has requested an amendment to the Lease Agreement to increase the antenna count from fourteen (14) to fifteen (15) antennas at the Site as set forth in the attached Second Amendment; and

Whereas, the Second Amendment will also extend the Lease Term an additional five (5) years and the Lease Agreement will expire on January 31, 2034; and

Whereas, the Second Amendment also approves an increase rent rate for the additional antenna and extended term for the Lease Agreement.

Whereas, the City Council finds that it is in the best interest of the City of Dubuque to approve the Second Amendment.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The Second Amendment to the Lease Agreement attached hereto is hereby approved.

Section 2. The City Manager is hereby authorized and directed to sign the Second Amendment on behalf of the City of Dubuque.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

9. Kwik Trip, Inc. Property Right of Way Plat and Dedication – for Future Roundabout Improvements at the Intersection of Airborne

Road and Seippel Road: Upon motion the documents were received and filed, and Resolution No. 268-24 Approving the Acquisition Plat of Lot 1A and Lot 1B of Airborne Place, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 268-24
APPROVING THE ACQUISITION PLAT OF
LOT 1A AND LOT 1B OF AIRBORNE
PLACE, IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been presented to the City Council of the City of Dubuque, IA., an Acquisition Plat dated August 22, 2024 prepared by The City of Dubuque Engineering Department describing Lot 1A and Lot 1B of Airborne Place, in the City of Dubuque, IA.; and

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

Whereas, upon said plat appears Lot 1A and Lot 1B, which Kwik Trip, Inc. by said plat has dedicated to the public forever.

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

Section 1. That the plat dated August 22, 2024, 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, IA..

Section 2. That the dedication of Lot 1A and Lot 1B of Airborne Place, in the City of Dubuque, IA., 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, IA.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

10. Resolutions Supporting Iowa State Historic Preservation Tax Credit Part 2B Applications: Upon motion the documents were received and filed, and Resolution No. 269-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by First Congregational Church for a Historic Rehabilitation Project at 1044 Locust Street; Resolution No. 270-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by St. Elias The Prophet Greek Orthodox Church for a Historic

Rehabilitation Project at 419 N. Grandview Ave; and Resolution No. 271-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by St. Raphael's Convent and School and St. Raphael's Cathedral Church for a Historic Rehabilitation Project at 231 Bluff Street were adopted.

RESOLUTION NO. 269-24

IN SUPPORT OF IOWA STATE HISTORIC PRESERVATION TAX CREDITPART 2B APPLICATION SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY FIRST CONGREGATIONAL CHURCH FOR A HISTORIC REHABILITATION PROJECT AT 1044 LOCUST STREET

Whereas, First Congregational Church has requested City support for its Historic Preservation Tax Credit Part 2B application to the Iowa Economic Development Authority ("IEDA") for the rehabilitation of its historic church building located at 1044 Locust Street, Dubuque, IA. (the "Project"); and

Whereas, the building is a contributing building in the Jackson Park Historic District and is eligible for State Historic Preservation Tax Credits for the rehabilitation of the building; and

Whereas, the successful completion of the Project requires funding from a number of sources, including the State of Iowa Historic Preservation Tax Credit; and

Whereas, the Historic Preservation Tax Credit Part 2B application is a competitive application that gives points for various aspects, including local government support of the Project in the jurisdiction of which it is located; and

Whereas, City support will help the Project to score higher on its application and increase the likelihood that the Part 2B application results in an award of Historic Preservation Tax Credits for the Project.

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

Section 1. The City Council of the City of Dubuque does hereby express its support for the Project and for First Congregational Church to submit its Historic Preservation Part 2B application to the IEDA seeking an award of Historic Preservation Tax Credits for the Project.

Section 2. The City's Office of Economic Development is directed to transmit a copy of this resolution to First Congregational Church.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

RESOLUTION NO. 270-24

IN SUPPORT OF IOWA STATE HISTORIC PRESERVATION TAX CREDITPART 2B APPLICATION SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY ST. ELIAS THE PROPHET GREEK ORTHODOX CHURCH FOR A HISTORIC REHABILITATION PROJECT AT 419 N. GRANDVIEW AVE.

Whereas, St. Elias the Prophet Greek Orthodox Church has requested City support for its Historic Preservation Tax Credit Part 2B application to the Iowa Economic Development Authority ("IEDA") for the rehabilitation of its historic church building located at 419 N. Grandview Avenue, Dubuque, IA. (the "Project"); and

Whereas, the building has been deemed eligible for listing on the National Register of Historic Places and is eligible for State Historic Preservation Tax Credits for the rehabilitation of the building; and

Whereas, the successful completion of the Project requires funding from a number of sources, including the State of Iowa Historic Preservation Tax Credit; and

Whereas, the Historic Preservation Tax Credit Part 2B application is a competitive application that gives points for various aspects, including local government support of the Project in the jurisdiction of which it is located; and

Whereas, City support will help the Project to score higher on its application and increase the likelihood that the Part 2B application results in an award of Historic Preservation Tax Credits for the Project.

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

Section 1. The City Council of the City of Dubuque does hereby express its support for the Project and for St. Elias the Prophet Greek Orthodox Church to submit its Historic Preservation Tax Credit Part 2B application to the IEDA seeking an award of Historic Preservation Tax Credits for the Project.

Section 2. The City's Office of Economic Development is directed to transmit a copy of this resolution to St. Elias the Prophet Greek Orthodox Church.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

RESOLUTION NO. 271-24

IN SUPPORT OF IOWA STATE HISTORIC PRESERVATION TAX CREDIT PART 2B APPLICATION SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY ST. RAPHAEL'S CONVENT AND SCHOOL AND ST. RAPHAEL'S CATHEDRAL CHURCH FOR A HISTORIC

REHABILITATION PROJECT AT 231 BLUFF STREET

Whereas, St. Raphael's Convent and School and St. Raphael's Cathedral Church has requested City support for its Historic Preservation Tax Credit Part 2B application to the Iowa Economic Development Authority ("IEDA") for the rehabilitation of its historic church building and rectory located at 231 Bluff Street, Dubuque, IA. (the "Project"); and

Whereas, the building is a contributing building in the Cathedral Historic District and is eligible for State Historic Preservation Tax Credits for the rehabilitation of the buildings; and

Whereas, the successful completion of the Project requires funding from a number of sources, including the State of Iowa Historic Preservation Tax Credit; and

Whereas, the Historic Preservation Tax Credit Part 2B application is a competitive application that gives points for various aspects, including local government support of the Project in the jurisdiction of which it is located; and

Whereas, City support will help the Project to score higher on its application and increase the likelihood that the Part 2B application results in an award of Historic Preservation Tax Credits for the Project.

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

Section 1. The City Council of the City of Dubuque does hereby express its support for the Project and for St. Raphael's Convent and School and St. Raphael's Cathedral Church to submit its Historic Preservation Tax Credit Part 2B application to the IEDA seeking an award of Historic Preservation Tax Credits for the Project.

Section 2. The City's Office of Economic Development is directed to transmit a copy of this resolution to St. Raphael's Convent and School and St. Raphael's Cathedral Church.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Letters of Designation to the Iowa Economic Development Authority for Local Grayfield Tax Credit Projects: City Manager transmitted letters provided to local developers to accompany their applications to the Iowa Economic Development Authority (IEDA). Upon motion the documents were received and filed.

12. Resolution of Support for an Application to Iowa Economic Development Authority's Challenge Grant Program for a Project at 980 Main Street: Upon motion the documents were received and filed, and Resolution No. 272-24 In support of Main Street Challenge

Grant Application submitted to the Iowa Economic Development Authority by Dubuque Main Street for the rehabilitation project at 980 Main Street was adopted.

**RESOLUTION NO. 272-24
IN SUPPORT OF MAIN STREET CHALLENGE GRANT APPLICATION SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY DUBUQUE MAIN STREET FOR THE REHABILITATION PROJECT AT 980 MAIN STREET**

Whereas, Dubuque Main Street has requested City of Dubuque support for its 2024 Challenge Grant application to the Iowa Economic Development Authority ("IEDA") for the rehabilitation of property located at 980 Main Street, Dubuque, IA. (the "Project"); and

Whereas, the Project supports local revitalization efforts and stimulates additional district investment through the rehabilitation of a vacant building; and

Whereas, the City Council of the City of Dubuque believes the Project is appropriately planned and achievable within the two-year contract period; and

Whereas, the successful completion of the Project requires funding from a number of sources, including the Main Street Challenge Grant; and

Whereas, the Main Street Challenge Grant application is a competitive application that gives points for various aspects, including local government support of the Project in the jurisdiction of which it is located; and

Whereas, City support will help the Project to score higher on its application and increase the likelihood that the Main Street Challenge Grant application results in an award of Main Street Challenge Grant funding for the Project.

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

Section 1. The City Council of the City of Dubuque does hereby express its support for the Project and for Dubuque Main Street to submit its Main Street Challenge Grant application to the IEDA seeking an award of Main Street Challenge Grant funding for the Project.

Section 2. The City's Office of Economic Development is directed to transmit a copy of this resolution to Dubuque Main Street.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

13. Updated Creating Housing Opportunities Handout: Upon motion the documents were received and filed.

14. Grass and weed cutting and garbage collection assessments: Upon motion the documents were received and filed, and Resolution No. 273-24 Authorizing the City to collect delinquent grass and weed cutting and garbage collection charges in accordance with Title 6-4-3A and Title 6-8-2 of the Code of Ordinances of the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 273-24
AUTHORIZING THE CITY TO COLLECT DELINQUENT GRASS AND WEED CUTTING AND GARBAGE COLLECTION CHARGES IN ACCORDANCE WITH TITLE 6-4-3A AND TITLE 6-8-2 OF THE CODE OF ORDINANCES OF THE CITY OF DUBUQUE, IA.**

Whereas, residential properties in the City of Dubuque are considered substandard if any conditions exist to an extent that endanger life, limb, health, property, safety or welfare of the public or the occupants thereof; and

Whereas, whenever in the judgment of the Housing Officer, a nuisance that is "palpably and indisputably such" exists which requires immediate action to protect the public health, safety or welfare of the public, the Housing Officer may order the emergency abatement of such; and

Whereas, delinquent grass and weed cutting and garbage collection charges

shall be certified by the City Clerk to the Dubuque County Treasurer for collection with, and in the same manner as general property taxes.

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

Section 1. That the persons listed on the attached Grass/Weed/Garbage Assessment Schedule are delinquent in the payment of grass and weed cutting and garbage collection charges.

Section 2. That the City Clerk be and is hereby ordered and directed to certify to the County Treasurer of Dubuque County, IA., that the persons named on the attached Grass/Weed/Garbage Assessment Schedule are delinquent in the payment of grass and weed cutting and garbage collection charges in the amount set aside of the respective names, and that said amounts shall be collected in the same manner as general property taxes against the respective parcels of property set opposite the names of the owners.

Passed, approved and adopted this 3rd day of September 2024.

Brad M Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

Schedule of Assessments
Delinquent Grass and Weed Cutting and
Garbage Collection

Location; Owner; Parcel #; Amount; Category
3645 Hillcrest; Lot 9 Blk 17a Key Knolls Sub; Chen, Jie 3645 Hillcrest Rd Dubuque IA 52001; 1021401001; \$135.00; grass/weeds
650 Oneill; Lot 20 O'Neill's Riverview; Weis, Alisha Lynn 650 Oneill St Dubuque IA 52001; 1013128011; \$80.00; grass/weeds
2611 Pinard; Lot 285 Glendale Add #3; Puckett, Irma L 2611 Pinard St Dubuque IA 52001; 1013331008; \$135.00; grass/weeds
984 Rush; Lot 176 Union Add; Delapp, Austin 984 Rush St Dubuque IA 52003; 1025384011; \$135.00; grass/weeds
1540 Brian; Lot 2-14 Jaeger Hgts; Kiser, Alan T 1540 Brian Dr Dubuque IA 52003; 1501177002; \$190.00; grass/weeds
321 Kaufmann; Lot 3 Weland's Sub; Valentine, Jeremy R 321 Kaufmann Ave Dubuque IA 52001; 1024127037; \$135.00; grass/weeds
1876 White; NM 1/5 of City Lot 487; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024257003; \$116.84; garbage
1763 White; Lot 2-2 of NM 1/5 of City Lot 435 & N 19.2' of M 1/5 of City Lot 435; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024261012; \$347.04; garbage
542 W 11th; W 52' of Lot 1 of City Lot 687; 542 11th St Apartments LLC 309 Winnebago Dr Galena IL 61036; 1024387001; \$213.36; garbage
1360 Dell; Lot 2-810 A Mcdaniels Sub; Paul, Jacob R 1825 74th Place Kenosha WI 53143; 1024340003; \$220.36; garbage
1663 Washington; N 1/2 Lot 84 East Dubuque Add; Mcdermott Enterprises LLC 333 E 10th St, Apt 330 Dubuque IA 52001; 1024268014; \$246.36; garbage
2615 Central; N 34' of Lot 245 Davis Farm; Culbertson, Joseph 18374 Kramer Rd East Dubuque IL 61025; 1013314015; \$213.36; garbage
2611 Pinard; Lot 285 Glendale Add #3; Puckett, Irma L 2611 Pinard St Dubuque IA 52001; 1013331008; \$125.68; garbage
543 W 8th; Lot 1 of W 1/2 of Lot 11 of City Lot 688 & Pt of 654; Nottingham Properties LLC855 S Grandview Hgts Dubuque IA 52003; 1025128002; \$131.68; garbage
460 W Locust; Lot 2-1 & 2-3 Bowns Sub; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024179004; \$239.36; garbage
1611 Main; S 1/5 of City Lot 472; Leak Investments LLC 709 Garfield Ave Dubuque IA 52001; 1024330018; \$213.36; garbage
1428 Iowa; S 26.38' of SM 1/5 & N 8.2' of N 26'2" of S 1/5 City Lots 455; River Walk Properties LLC PMB 311 3500 Dodge St, Suite 205 Dubuque IA 52002; 1024407004; \$720.72; garbage

1261 Thomas; Lots 7 & 8 Emsley's Sub; Smith, Jeffrey Thomas 1261 Thomas Pl Dubuque IA 52001; 1013428016; \$322.36; garbage

346 Klingenberg; Lot 18 Charles Klingenberg's 4th; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024133018; \$200.36; garbage

632 W 8th; Lot 25 Rogers Sub; Budde, Lance A 7697 N Indian Rdg. East Dubuque IL 61025; 1025133009; \$304.36; garbage

565 W 17th; W 33' of Lot 5 Quigleys Sub Of 709; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024326014; \$213.36; garbage

1051 Center; Lot 3 Newburgh's Sub; Klitzke, Jim Michael 2016 28th St, Monroe WI 53566; 1025102005; \$252.36; garbage

543 W 8th; Lot 1 of W. 1/2 of Lot 11 of City Lot 688 & Pt of 654; Nottingham Properties LLC 855 S Grandview Hgts. Dubuque IA 52003; 1025128002; \$239.36; garbage

1876 Washington; N 1/2 of Lot 98 East Dubuque Add; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024259004; \$213.36; garbage

1609 Washington; Lot 2-N 33'3" of Lot 82 East Dubuque Add; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024268020; \$252.36; garbage

209 E 22nd W 33'-W65'-Lot 84 L H Langworthy's Add; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024203021; \$213.36; garbage

2410 Queen; N 30' Lot 39 Stafford's Add; Ramirez, Emiliano 89 Southern Ave Dubuque IA 52003; 1013453011; \$213.36; garbage

2271 Washington; Lot 78 L H Langworthy's Add; Boge, Robert E 2703 N Grandview Ave Dubuque IA 52001; 1013459029; \$213.36; garbage

2540 Elm; Lot 77 E Langworthy's Add; Sharkey, Greg 2540 Elm St Dubuque IA 52001; 1013413004; \$165.00; grass/weeds

290 Bryant; Lot 4 Sub 145 & 146 Union Add; Gneiser, Robert John II & Elizabeth J Runicka-Gneiser 290 Bryant St Dubuque IA 52003; 1025361010; \$1,285.00; grass/weeds

1360 Dell; Lot 2-810 A Mcdaniels Sub; Paul, Jacob R 1825 74th Place Kenosha WI 53143; 1024340003; \$235.00; grass/weeds

425 Hill; Lot 29 Deming & Horr's Sub; Apgar, Griffith D & Kimberly S 425 Hill St Dubuque IA 52001; 1025176018; \$235.00; grass/weeds

15. Nature Everywhere Accelerator Community Letter of Support and Appointment of City Representative to Leadership Team: Motion by Wethal to receive and file the documents and approve the City's active participa-

tion in the Nature Everywhere Accelerator Community and approve appointing Leisure Services Director Marie Ware to the Nature Everywhere Community team. Seconded by Sprank. The City Council praised the collaboration between the city and its partners on this initiative, noting that it could potentially secure funding for outdoor activities. Motion carried 7-0.

16. Signed Contract(s): Subaward Agreement with the Dubuque County Board of Health for the Childhood Lead Poisoning Prevention Program. Upon motion the documents were received and filed.

17. Retail Alcohol License Refund - Gold Standard Athletics: Request from Gold Standard Athletics for a refund of the Liquor License No. BW0097344 located at 555 John F. Kennedy Rd. Suite 415 due to business closing. Upon motion the documents were received, filed, and approved.

18. USEPA Brownfields Multipurpose Grant - E 24th Street Site Contaminated Soil Removal Project (Comiskey Park Property) - Request to Award Project to Qualified Bidder: Upon motion the documents were received and filed, and Resolution No. 274-24 Awarding Public Improvement Construction Contract and authorizing payment for the USEPA Brownfields Multipurpose Grant E. 24th Street Site Contaminated Soil Removal Project was adopted.

**RESOLUTION NO. 274-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT AND AUTHORIZING PAYMENT FOR THE USEPA BROWN-FIELDS MULTIPURPOSE GRANT E. 24TH STREET SITE CONTAMINATED SOIL REMOVAL PROJECT**

Whereas, the City of Dubuque is the recipient of a USEPA Multipurpose Brownfields grant (the Grant); and

Whereas, pursuant to the Grant the City must expend funds on eligible projects; and

Whereas, City staff have identified eligible project work under the Grant to complete the E. 24th Street Site Contaminated Soil Removal Project (the Project); and

Whereas, sealed informal bid proposals are scheduled to be submitted by contractors for the Project on the 6th day of September 2024; and

Whereas, said sealed proposals shall be opened and read on the 6th day of September 2024; and

Whereas, City staff shall select the lowest responsive, responsible bidder for the Project; and

Whereas, the City Manager is authorized to award and execute contracts and to authorize work to proceed under contracts for public improvement projects up to the threshold for competitive bidding as provided by Iowa Code chapter 26.

Whereas, the final contract of the Project work is estimated at \$123,000.00; and the City Manager is authorized to execute contracts up to \$500,000 pursuant to Resolution 286-17; and

Whereas, pursuant to Iowa code 380.4, a resolution must be passed to spend public funds in excess of \$100,000 on a public improvement project.

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

Section 1. A Public Improvement Construction Contract for the Project shall hereby be awarded to the lowest responsive, responsible bidder for the Project and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Section 2. The Chief Financial Officer is hereby directed to pay to the Contractor for its completed work upon receipt of invoice as provided in Iowa Code chapter 573.13.

Passed, adopted, and approved this 3rd day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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. Water Treatment Plant SCADA System Upgrade Project - Project Initiate and Set the Public Hearing: Upon motion the documents were received and filed and Resolution No. 275-24 Water Treatment Plant SCADA System Upgrade Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting the date of the 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 September 16, 2024 in the Historic Federal Building.

RESOLUTION NO. 275-24

WATER TREATMENT PLANT SCADA SYSTEM UPGRADE PROJECT: PRELIMINARY APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST; SETTING THE DATE OF THE PUBLIC HEARING ON PLANS, SPECIFICA-

TIONS, FORM OF CONTRACT, AND ESTIMATED COST; AND ORDERING THE ADVERTISEMENT FOR BIDS

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Water Treatment Plant SCADA System Upgrade Project in the amount of \$1,850,000, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 16th day of September, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Water Treatment Plant SCADA System Upgrade Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City's Water Department Director is hereby directed to advertise for sealed bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 10th day of October, 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 21st day of October 2024, in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this 3rd day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Setting a Public Hearing for the Vacating of a portion of a Storm Water Detention Basin Access Easement across a Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., common address 3100 Cedar Crest Ridge: Upon motion the documents were received and filed and Resolution No. 276-24 Intent to vacate and dispose of city interest in a portion of a Storm Water Detention Basin Access Easement Through, Over, And Across Part Of Lot 2 Of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 16, 2024, in the Historic Federal Building.

RESOLUTION NO. 276-24
RESOLUTION OF INTENT TO VACATE AND DISPOSE OF CITY INTEREST IN A PORTION OF A STORM WATER DETENTION BASIN ACCESS EASEMENT THROUGH, OVER, AND ACROSS PART OF LOT 2 OF CEDAR RIDGE FARM PLACE # 10, IN THE CITY OF DUBUQUE, IA.

Whereas, the City of Dubuque and Drake House South, LLC have agreed to relocate the existing storm water detention basin access easement thru Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. in order to accommodate the proposed commercial development on said lot; and

Whereas, Drake House South, LLC has executed the newly located Storm Water Detention Basin Access Easement through, over, and across Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., which by Resolution 235-24 was accepted by the City of Dubuque and recorded as Instrument Number 2024-7239 in the Dubuque County Recorder's Office; and

Whereas, the City now needs to vacate a portion of the original Storm Water Detention Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office.

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

Section 1. That the City of Dubuque, intends to vacate and dispose of its interest in a portion of the original Storm Water Detention Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office.

Section 2. That a public hearing on the intent to vacate and dispose of City interest in a portion of the original Storm Water Detention

Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office, is hereby set for the 16th day of September, 2024, at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA., beginning at 6:30 p.m., and the City Clerk be and is hereby authorized and directed to cause a notice of public hearing on the intent to vacate and dispose of said interest to be published in the manner as prescribed by law.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
 Attest: Adrienne N. Breifelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Board of Library Trustees: One, 4-Year term through July 1, 2028 (Vacant term of Armstrong). Applicants: Tom Brennan, 3275 Cider Rdg.; Diann Guns, 1715 Diane Ct.; Nicole O'Brien, 2691 Ravens Oaks Dr. Upon roll call vote, Guns was appointed to the term, receiving all 7 votes.

2. Historic Preservation Commission: Two, 3-Year terms through July 1, 2027 (Vacant At-Large terms of Cassill and Doyle). Applicants: Bill Doyle, 1591 White St.; Cole Hansen, 408 Burch St.; Heidi Pettitt, 3116 Central Ave. Upon roll call vote, Doyle and Pettitt were appointed to the terms, respectively receiving all 7 votes.

3. Housing Commission: Two, 3-Year terms through August 17, 2027 (Expiring terms of Janes and Kehoe). Applicants: Ross Janes, 2741 Muscatine St.; Renee Kehoe, 1209 Lincoln Ave. Motion by Roussell to appoint Janes and Kehoe to the terms. Seconded by Farber. Motion carried 7-0.

4. Housing Trust Fund Advisory Committee: Two, 3-Year terms through August 17, 2027 (Expiring terms of Becwar and Holz). Applicants: Michelle Becwar, 2115 Coates St.; Jim Holz, 3010 Indiana Ct. Motion by Jones to appoint Becwar and Holz to the terms. Seconded by Farber. Motion carried 7-0.

5. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2027 (Expired term of McGrath). Applicant: Beth McGrath, 2385 Clarke Crest Dr. Motion by Wethal to appoint McGrath to the term. Seconded by Roussell. Motion carried 7-0.

PUBLIC HEARINGS

1. Resolution Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.1: Motion by Roussell to receive and file the documents and adopt Resolution No. 277-24 Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, Version 2024.1. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 277-24
APPROVING THE AMENDED AND RE-
STATED URBAN RENEWAL PLAN FOR
THE GREATER DOWNTOWN URBAN RE-
NEWAL DISTRICT, VERSION 2024.1**

Whereas, by Resolution 246-24 on August 5, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Plan, Version 2024.1") for the Greater Downtown Urban Renewal District (the "District"); and

Whereas, the City of Dubuque's primary objective for the Amended and Restated Plan, Version 2024.1, is to provide opportunities which will further economic development purposes and objectives and remediate blighting conditions, and to address these objectives, additional projects are being added as described in the Amended and Restated Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan, Version 2024.1, received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Amended and Restated Plan, Version 2024.1.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:**

Section 1. That the Amended and Restated Urban Renewal Plan, Version 2024.1, for the Greater Downtown Urban Renewal District, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Approving an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.2: Motion by Resnick to receive and file the documents and adopt Resolution No. 278-24 Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, Version 2024.2. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 278-24
APPROVING THE AMENDED AND RE-
STATED URBAN RENEWAL PLAN FOR
THE GREATER DOWNTOWN URBAN RE-
NEWAL DISTRICT, VERSION 2024.2**

Whereas, by Resolution 247-24 on August 5, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Plan, Version 2024.2") for the Greater Downtown Urban Renewal District (the "District"); and

Whereas, the City of Dubuque's primary objective for the Amended and Restated Plan, Version 2024.2, is to provide opportunities which will further economic development purposes and objectives and remediate blighting conditions, and to address these objectives, additional projects are being added as described in the Amended and Restated Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan, Version 2024.2, received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Amended and Restated Plan, Version 2024.2.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:**

Section 1. That the Amended and Restated Urban Renewal Plan, Version 2024.2, for the Greater Downtown Urban Renewal District, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC to Redevelop Property at 1706 Central Avenue: Motion by Resnick to receive and file the doc-

uments and adopt Resolution No. 279-24 Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 279-24
APPROVING A FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA. AND
CARICH PROPERTIES, LLC, INCLUDING
THE PROPOSED ISSUANCE OF URBAN
RENEWAL TAX INCREMENT REVENUE
OBLIGATIONS RELATING THERETO**

Whereas, City and CARich Properties, LLC entered into a Development Agreement, dated the 3rd day of August 2020, providing for a Façade Grant, a Planning & Design Grant, a Financial Consultant Grant, and a Housing Creation Grant; and

Whereas, the City Council, by Resolution No. 257-24, dated August 19, 2024, declared its intent to approve a First Amendment to Grant Agreement by and between the City of Dubuque, IA., and CARich Properties, LLC; and

Whereas, pursuant to published notice, a public hearing was held on the proposed First Amendment to Grant Agreement on September 3, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the First Amendment to Development Agreement for redevelopment of the Property by CARich Properties, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the First Amendment to Development Agreement by and between the City of Dubuque, IA., and CARich Properties, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the First Amendment to Development 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 First Amendment to Agreement as herein approved.

Passed, approved and adopted this 3rd day of September, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Keymont Drive Pavement Rehabilitation Project Public Hearing: Motion by Farber to receive and file the documents and adopt Resolution No. 280-24 Approval of plans, specifications, form of contract, and estimated cost for the Keymont Drive Pavement Rehabilitation Project. Seconded by Jones. Martha Lovett, 3452 Keymont Dr., spoke in support of the project. City Clerk Breitfelder stated that Ms. Lovett also submitted written input. In response to City Council questions, City Manager Van Milligen explained that a private developer had installed the permeable pavers with poor workmanship. Assistant City Engineer Bob Schisel stated that permeable pavement allows water to infiltrate the ground, therefore, switching to more economical asphalt would increase runoff. Civil Engineer II Jon Dienst confirmed that all the pavers will be replaced. City Council Members thanked the Keymont Dr. residents for their persistent follow-up on concerns, noting that the situation highlights why permeable pavement is not consistently used on public streets. Motion carried 7-0.

**RESOLUTION NO. 280-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE KEYMONT DRIVE PAVE-
MENT REHABILITATION PROJECT**

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the Keymont Drive Pavement Rehabilitation Project, in the estimated amount of \$327,635.00 are hereby approved.

Passed, approved and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

PUBLIC INPUT

Jenna Hirtz, Executive Director of the Dubuque Arboretum and Botanical Gardens, spoke on Action Item No. 9, expressing concerns about allowing pets on their grounds.

City Clerk Breitfelder announced that written input was received on Action Item No. 9 from the following individuals: Lorna Costello; Jessica Riedl, 2215 Green St.; Kathy and Jeff Roberts, Wheatland Dr.; Arthur Gilloon, 535 Heritage Dr.

ACTION ITEMS

1. Proposed Property Maintenance Code Amendments modifying requirements for battery operated smoke alarms and an amendment to require GFCI protection for receptacles that are closer than six feet from a water

source: 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 Farber. In response to questions, Assistant Housing and Community Development Director Michael Belmont discussed the lifespan of smoke alarms and mentioned that staff have notified suppliers about the upcoming change. Mr. Belmont clarified that the requirement for sealed, tamper-resistant 10-year battery powered smoke alarms applies only to properties that do not have hardwired smoke alarms. He also noted that the proposed change has been shared with the Dubuque Area Landlords Association and that staff will collaborate with the Public Information Office to inform the public. City Attorney Brumwell stated that Iowa Code §10A.518 prohibits tampering with smoke alarms. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 49-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J- 2 International Property Maintenance Code Amendments. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 49-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE J PROPERTY MAINTENANCE CODE, SECTION 14-1J-2 INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1J-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

14-1J-2: International Property Maintenance Code Amendments: The following additions, deletions, modifications, or amendments of the International Property Maintenance Code, 2021 edition, adopted in section 14-1J-1 of this article to read as follows:

....

Section 605.2. Receptacles. Amended to read:

Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. All recep-

tacle outlets within six feet (6') of any water source shall have ground fault circuit interrupter (GFCI) protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

Exception: In lieu of every habitable space in a dwelling containing two separate and remote receptacle outlets, one receptacle and a separate permanently installed light fixture is allowable.

....

704.6.3 Power source. Amended to read:

704.6.3 Power source.

704.6.3.1 General

Single-station smoke alarms shall receive their primary power the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.

704.6.3.2 Battery-Powered Smoke Alarms in Federally Assisted Housing

After December 23, 2024, battery-powered smoke alarms listed in accordance with UL 217 must be pow-

ered by a nonremovable, nonreplaceable battery that powers the alarm for at least ten years if installed in any of the following federally assisted housing:

1. Public Housing, Tenant-Based Assistance, And Project-Based Assistance — The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.)
2. Supportive Housing for the Elderly —Section 202(j) of the Housing Act of 1959 (12 U.S.C. 1701q(j))
3. Supportive Housing for Persons with Disabilities — Section 811(j) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013(j))
4. Housing Opportunities for Persons with AIDS — Section 856 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12905)
5. Rural Housing — Title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.)
6. Farm Labor Housing Direct Loans & Grants — Section 516 of the Housing Act of 1949 (42 U.S.C. 1486)

704.6.3.3 Battery-Powered Smoke Alarm Replacement

After January 1, 2025, a battery-powered smoke alarm listed in accordance with UL 217 that replaces an existing battery-powered smoke alarm must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least ten years.

Exception:

The nonremovable, nonreplaceable battery requirements do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system; that uses a low-power, radio frequency wireless communication signal.

704.6.3.4 Battery-Powered Smoke Alarm Compliance Date

On January 1, 2030, all existing battery-powered smoke alarms must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least ten years.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 3rd day of September 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

2. Proposed International Fire Code Amendments modifying requirements for battery operated smoke alarms: Motion by Rousell 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 Sprank. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 50-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article F Fire Code and Regulations, Section 14-1E-2 International Fire Code Amendments. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 50-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE F FIRE CODE AND REGULATIONS, SECTION 14-1E-2 INTERNATIONAL FIRE CODE AMENDMENTS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1E-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

14-1E-2: International Fire Code Amendments: The following additions, deletions, modifications, or amendments of the International Fire Code, 2021 edition, adopted in section 14-1E-1 of this article to read as follows:

....

Section 1103.8.3 Power Source. Amended to read:

1103.8.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.

2. Smoke alarms are permitted to be

solely battery operated in buildings that are not served from a commercial power source, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.

3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for building wiring without the removal of interior finishes, provided that the battery is nonremovable, nonreplaceable and powers the alarm for at least ten years.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 3rd day of September 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

3. Proposed International Residential Code Amendments modifying requirements for battery operated smoke alarms: 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 Wethal. In response to a question, Mr. Belmont stated that this amendment applies to new construction. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 51-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article B Residential Code, Section 14-1B-2 International Residential Code Amendments. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 51-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 14 BUILDING AND
DEVELOPMENT, CHAPTER 1 BUILDING
CODES, ARTICLE B RESIDENTIAL CODE,
SECTION 14-1B-2 INTERNATIONAL RESI-
DENTIAL CODE AMENDMENTS**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1B-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

14-1B-2: International Residential Code Amendments: The following additions,

deletions, modifications, or amendments of the International Residential Code, 2021 edition, adopted in section 14-1B-1 of this article to read as follows:

....

R314.6 Power source. Amended to read:

Section 314.6 Power source.

314.6.1 General

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be solely battery powered by a nonremovable, nonreplaceable battery that powers the alarm for at least ten years, where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered by a nonremovable, nonreplaceable battery that powers the alarm for at least ten years.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 3rd day of September 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

4. Parking Access and Revenue Control System (PARCS) equipment purchase: Motion by Jones to receive and file the documents and approve replacing the current Parking Access and Revenue Control System (PARCS) equipment in the city's six parking ramps that is past its useful life through vendor Amano McGann who was selected and recommended in the City's formal RFP process. Seconded by Wethal. In response to City Council questions, Transportation Services Director Ryan Knuckey noted a six-month lead time for parking equipment, which was previously discussed in a work session and identified as an urgent need. The new equipment will include gates and license plate readers (LPR) to automatically grant access to registered permit holders. Once the construction schedule is finalized, staff will confirm the communication plan. Motion carried 7-0.

5. Tax Increment Ordinance for the Greater Downtown Urban Renewal District, Version 2024.1 of the Amended and Restated Plan: Motion by Roussell to receive and file the doc-

uments 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 Wethal. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 52-24 Amending Ordinance No. 8-22, as amended, providing that general property taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, by adding the Roosevelt Street Subarea to the division of revenues. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 52-24

AMENDING ORDINANCE NO. 8-22, AS AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT 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 URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT, BY ADDING THE ROOSEVELT STREET SUBAREA TO THE DIVISION OF REVENUES

Whereas, the City Council of the City of Dubuque, IA. (the "City") has heretofore, in Ordinance No. 30-82, provided for the division of taxes within the original Downtown Dubuque Urban Renewal Project, Iowa R-15, described in Resolution No. 123-67 adopted on May 18, 1967, pursuant to Section 403.19 of the Code of Iowa; and

Whereas, the Urban Renewal Plan for the original Downtown Dubuque Urban Renewal Project, Iowa R-15, subsequently has been

amended on numerous occasions, growing through expansion or merger with other existing urban renewal districts, resulting in Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street, Lower Kaufmann, North Peru Road, Stafford Street, and Roosevelt Street Subareas being added to what is now known as the Amended and Restated Greater Downtown Urban Renewal District; and

Whereas, consistent with the amendments to the Urban Renewal Plan, Ordinance No. 30-82 subsequently was amended on numerous occasions to provide for the division of taxes within the Amended and Restated Greater Downtown Dubuque Urban Renewal District, most recently by Ordinance No. 52-24, creating separate base valuations for the Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, and Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street Subarea, Lower Kaufmann, North Peru Road, Stafford Street, and Roosevelt Street Subareas; and

Whereas, the Urban Renewal Plan for the Greater Downtown Urban Renewal District was further amended and restated as an Amended and Restated Urban Renewal Plan, pursuant to Resolution No. 277-24 approved on September 3, 2024, for the purpose of removing property from the North Kerper Boulevard Subarea of the Greater Downtown Urban Renewal District; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the combined area known as the Greater Downtown Urban Renewal District (the "Greater Downtown Urban Renewal District"), and the continuing needs of redevelopment within the Greater Downtown Urban Renewal District are such as to require the continued application of the incremental tax resources within the expanded Greater Downtown Urban Renewal District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Ordinance No. 8-22 is hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

- (a) Town Clock Subarea of the District shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.
- (b) Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, IA. and any adjoining public right-of-way.
- (c) Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.
- (d) Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly

boundary of the Town Clock Subarea and on the East by Central Avenue, and including all public rights-of-way.

- (e) Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, IA. and including any adjoining public right-of-way.
- (f) Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way.
- (g) Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, IA. including any adjoining public right-of-way.
- (h) Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots

1 and 2 of the Subdivision of the South ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½ of City Lot 261; Thence northeasterly along the southerly line of the N ½ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

(i) South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

(j) South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque; Thence

southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwesterly corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwesterly along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwesterly along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwesterly along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwesterly along the northerly lines of said Lot 1 of Harrison Street Place No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said

westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

- (k) Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwesterly along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwesterly along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwesterly; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline of Third Street; Thence southwesterly along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot 692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest

corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

- (l) Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast

corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of said Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence northwesterly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest cor-

ner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West

Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

- (m) South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street

to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

- (n) Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, IA., also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.
- (o) Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot 2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace; Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the

southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersection with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence

northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Rebman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot

2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wullweber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the southwest corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1 of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly

right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwesterly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwesterly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwesterly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwesterly along said centerline of E. 11th Street to a point of intersection with the centerline of Central

Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

- (p) Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd.; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the

northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence south-easterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point being on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the westerly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area generally bounded on the north and west by the Chicago, Central & Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

- (q) East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots

1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28, Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, IA. and any adjoining public right-of-way.

(r) Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, IA..

(s) North Kerper Boulevard Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to

the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No. 3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reid Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly

line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A; Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Farragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said point of being the point

of beginning; Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

Excluding therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA.

(t) Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

(u) Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, IA. and any adjoining public rights of way.

(v) Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, IA.; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, IA.; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the northeasterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's

Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly extension of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

(w) Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

(x) North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner

of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof, thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East

Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to the southwest corner thereof; thence southeasterly along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and
 Lots 1-4 & 2-1-5 of Kiene & Altmans Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altmans Subdivision; and
 Lot 1-1 of Kiene & Altman's Subdivision; and
 Lot 1-1-1-241 of Davis Farm Addition; and
 Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and
 Lot 1-243 of Davis Farm Addition; and
 Lot 1-1-244 of Davis Farm Addition; and
 The South 26' of Lot 245 Davis Farm Addition; and
 The North 34' of Lot 245 Davis Farm Addition; and
 The East 1/2 of Lot 246 Davis Farm Addition; and
 The West 1/2 of Lot 246 Davis Farm Addition; and
 Lot 247 of Davis Farm Addition; and
 Lot 248 of Davis Farm Addition; and
 Lot 249 of Davis Farm Addition; and
 The East 1/2 of Lot 250 of Davis Farm Addition; and
 The West 1/2 of Lot 250 of Davis Farm Addition; and
 Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and
 Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and
 Lot 254 of Davis Farm Addition; and
 Lot 255 of Davis Farm Addition; and
 The South 1/2 of Lot 256 of Davis Farm Addition; and
 The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and
 The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and
 Lot 257 of Davis Farm Addition; and
 Lot 258 of Davis Farm Addition; and
 Lot 259 of Davis Farm Addition; and
 Lot 260 of Davis Farm Addition; and
 Lot 261 of Davis Farm Addition; and
 Lot 262 of Davis Farm Addition; and
 The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and
 The East 114' of the North 36'6" of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and
 The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and
 Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and
 Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and
 Lot 2-1-1 of G R West's Addition; and
 Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and
 The South 39'6" of Lot 2 of G R West's Dubuque; and
 The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and
 Lot 2 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 1 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 4 of G.R. West Addition; and
 Lot 2 of Paragon Square; and
 Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and
 Lot 2-9 of G R West's Addition; and
 Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and
 Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and
 All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and
 All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.
 All in the City of Dubuque, Dubuque County, IA.
 (y) University Avenue Corridor Subarea of the district shall include the following described properties:
 All that part of the Pennsylvania Avenue right of way lying north of the northerly right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-2-1 of Mineral Lot 256; and
 All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and
 All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City

Lot 654; and
 All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95' of Lot 19 of Finley Waples and Burton Addition; and
 All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and
 All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of Lot 14 of Mineral Lot 172; and
 All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and
 All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and
 All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and
 All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and
 All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and
 Lot 1-137 of Finley Waples & Burton's Addition; and
 Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and
 Lot 1-232 of Finley Addition; and
 Lot 229 of Finley Addition; and
 Lot 130 of Finley Waples & Burton's Addition; and

- Lot 131 of Finley Waples & Burton's Addition; and
 Lot 132 of Finley Waples & Burton's Addition; and
 Lot 133 of Finley Waples & Burton's Addition; and
 The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and
 The North 95' of Lot 18 of Finley Waples & Burton's Addition; and
 Lot 17 of Finley Waples & Burton's Addition; and
 The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and
 The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and
 Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and
 Lot 5 and Lot 2-6 of Mineral Lot 170; and
 Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-1-14 of Mineral Lot 172; and
 The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and
 The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and
 Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and
 Lot 1 of Herbst's Subdivision; and
 Lot 1-1 and Lot 2-1 of Schwind's Place.
 All in the City of Dubuque, Dubuque County, IA.
- (z) West Locust Corridor Subarea of the district shall include the following described properties:
- All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and
 All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Connolly's Subdivision; and
 All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and
 All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and
 All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and
 All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue and lying north of the easterly extension of the southerly line of said Lot 2-12B; and
 All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and
 All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and
 All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and
 All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P. Woods Addition; and
 Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and
 The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and
 The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and
 Lot 3 of Ellen Blake's Subdivision; and
 Lot 2 of Ellen Blake's Subdivision; and
 Lot 1 of Ellen Blake's Subdivision; and
 The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and
 All of Kingdom Hall Place; and
 Lot 1 of the West 1074' of Lot 64 of Little-

ton & Sawyer's Addition; and
 Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and
 Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and
 Lot 2 and Lot 2-1 of Wm. Blake's Addition; and
 Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and
 Lot 2-3 and 1-4 of Wm. Blake's Addition; and
 Lots 5 to 19, inclusive, of Wm. Blake's Addition; and
 Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and
 The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and
 Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and
 Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and
 The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and
 Lot 25 of Wm. Blake's Addition; and
 Lot 26 Wm. Blake's Addition; and
 Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-1-2 of Clarke College Place; and
 Lots 29 to 42, inclusive, of Wm. Blake's Addition; and
 Lot 2 of Lot 43 of Wm. Blake's Addition; and
 Lot 2 of Lot 44 of Wm. Blake's Addition; and
 Lot 2 of Lot 45 of Wm. Blake's Addition; and
 Lot 2 of Lot 46 of Wm. Blake's Subdivision; and
 Lot 2 of Lot 12B of Wood's Addition; and
 Lots 20, 21, and 22 of A. P. Wood's Addition; and
 Lot 23 of A. P. Wood's Addition; and
 Lot 2-24 and 2-24A of A. P. Wood's Addition; and
 Lot 24D of A. P. Wood's Addition; and
 Lot 24C of A. P. Wood's Addition; and
 Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and
 Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and
 The North 40' of Vacated Williams Street in A. P. Wood's Addition; and
 Lots 25 to 36, inclusive, of A. P. Wood's Addition; and
 Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of

A. P. Wood's Addition; and
 Lot 4-98A of Wood's Addition; and
 Lot 3-98A of A. P. Wood's Addition; and
 Lot 2-98A of A. P. Wood's Addition; and
 Lot 1-98A of A. P. Wood's Addition; and
 Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and
 Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and
 Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and
 Lot 1 and Lot 2-2 of McGrath's Subdivision; and
 Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and
 Lot 5 of McGrath's Subdivision; and
 Lot 6 of McGrath's Subdivision; and
 Lot 1 of Mineral Lot 95; and
 Lot 9 of McGrath's Subdivision; and
 Lots 7 and 8 of McGrath's Subdivision; and
 Lot 10 of McGrath's Subdivision; and
 Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and
 Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and
 Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711.
 All in the City of Dubuque, Dubuque County, IA.

(aa) Dubuque Brewing and Malting Subarea of the district shall include the following described properties:

Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwesterly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeasterly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2

of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeasterly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeasterly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeasterly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwesterly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeasterly along the westerly right of way of Jackson Street to the point of beginning.

- (bb) 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, IA.

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

- (cc) Lower Kaufmann Subarea of the district shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and

Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and

Lot 39 Tivoli Addition; and

Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and

Lot 2-1-1 Weland's Subdivision; and

Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and

Lot 2-2A & Lot 1-2 Weland's Subdivision; and

Lot 1-2A Weland's Subdivision; and

Lot 3 Weland's Subdivision; and

Lot 3A Weland's Subdivision; and

The East 27' of Lot 4 Weland's Subdivision; and

The West 35' of Lot 4 Weland's Subdivision; and

Lot 5 Weland's Subdivision; and

Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and

All of the Private Driveway known as Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 LH Langworthy's Addition; and

Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and

The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and

The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of

Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The South 60' of Lot 7 Cushing's Subdivision; and
 Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
 The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
 The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
 Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
 Lot 13 Cushing's Subdivision; and
 Lot 14 Cushing's Subdivision; and
 Lot 15 Cushing's Subdivision; and
 Lot 6 C. Klingenberg's 3rd Addition; and
 All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and
 Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
 Lot 2-143 and Lot 2-1-1-143 L H Langworthy's Addition; and
 The East 1/2 of Lot 3-143 & Lot 2-2-1-143 L H Langworthy's Addition; and
 The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
 Lot 4-143 L H Langworthy's Addition; and
 Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-1-East 3/4-145A L H Langworthy's Addition; and
 Lot 1 Janice Place on Kaufman Avenue; and
 Lot 2 Janice Place on Kaufmann Avenue; and
 Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
 Lot 1 Herbst Place #2; and
 Lot 2-1-1-3-145 and the South 192.60' of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
 Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
 The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
 The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
 The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and

Lot 1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
 All of Cornelia Place; and
 Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and
 Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
 Lot 2-149 L H Langworthy's Addition; and
 The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
 The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
 The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
 The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 All that part of the Greenfield Street right of way lying east of the easterly right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and
 Lot 6 and Lot 2-7 Springgreen Subdivision; and
 Lot 5 Springgreen Subdivision; and
 Lot 4 Springgreen Subdivision; and
 Lot 3 Springgreen Subdivision; and
 All that part of the Kane Street right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and
 Lot 1 Kieffer Place; and
 Lot 2-1 and Lot A of Vogt Place; and
 All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north

and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and
 Lot 158A L H Langworthy's Addition; and
 Lot 154 L H Langworthy's Addition; and
 Lot 154A L H Langworthy's Addition; and
 Lot 2-1-153 L H Langworthy's Addition; and
 Lot 1-1-153 L H Langworthy's Addition; and
 Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and
 The South 50' of Lot 2-1-153A L H Langworthy's Addition; and
 Lot 2-2-153A L H Langworthy's Addition; and
 Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and
 Lot 1-2-2-152 L H Langworthy's Addition; and
 Lot 2-2-2-152 L H Langworthy's Addition; and
 The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and
 The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and
 Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and
 Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A Of L H Langworthy's Addition; and
 Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and
 Lot 1-1-1-151 Mechanic's Addition; and
 Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lots 152, 153 and Lot 2-151 Mechanic's Addition; and
 Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and
 All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and
 Lot 156 Mechanic's Addition; and

Lot 157, 158 and 159 Mechanic's Addition; and
 Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and
 Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and
 The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's Addition; and
 The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and
 Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and
 Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and
 Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition; and
 The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and
 Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 7 Siege Subdivision; and
 The West 1/2 of Lot 6 Siege Subdivision; and
 The East 1/2 of Lot 6 Siege Subdivision; and
 The West 1/2 of Lot 5 Siege Subdivision; and
 The East 1/2 of Lot 5 Siege Subdivision; and
 Lot 4 Siege Subdivision; and
 Lot 3 Siege Subdivision; and
 Lot 2 Siege Subdivision; and
 Lot 1-1 Siege Subdivision; and
 All that part of the Kleine Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the south line of Lot 1-2 in Seiges Subdivision; and
 Lot 1-63 Marsh's Addition; and
 Lot 2-63 Marsh's Addition; and
 Lots 3-38 and 4-38 Marsh's Addition; and
 Lot 2-38 Marsh's Addition; and
 Lot 1-38 Marsh's Addition; and

All that part of the North Main Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the westerly extension of the south line of Lot 37 in Marsh's Addition; and
 Lot 37 Marsh's Addition; and
 Lot 36 Marsh's Addition; and
 Lot 35 Marsh's Addition; and
 Lot 34 Marsh's Addition; and
 Lot 33 Marsh's Addition; and
 Lot 32 Marsh's Addition; and
 The North 95' of Lot 31 Marsh's Addition; and
 The North 95' of Lot 1 Marsh's Addition
 All that part of the Heeb Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the southerly line of Lot 12 of Marsh's Addition; and
 The South 40' of Lot 1, the North 5' of Lot 2, and the South 40' of Lot 31 Marsh's Addition; and
 The South 45' of Lot 2 Marsh's Addition; and
 Lot 3 Marsh's Addition; and
 Lot 4 Marsh's Addition; and
 Lot 5 Marsh's Addition; and
 The North 40' of Lot 6 Marsh's Addition; and
 Lot 12, Lot 11, Lot 10, and the South 30' of Lot 9, and the East 60' of the North 20' of Lot 9, and the West 125' of the North 20' of Lot 9, Lot 8, Lot 7 and the South 10' of Lot 6, all in Marsh's Addition; and
 Lot 62 Marsh's Addition; and
 Lot 2-1 Siege Subdivision; and
 Lot 1-2-2-3 of the Subdivision of Lots 146 and 146A L H Langworthy's Addition; and
 Lots 1-2-150, 1-2-2-150, and 1-150 Mechanic's Addition; and
 Lot 1 Runde Place; and
 Lot 2 Runde Place; and
 All that part of the Napier Street right of way lying east of the easterly right of way line of Hempstead Street and lying west of the northerly extension of the east line of Lot 125 in Mechanic's Addition; and
 Lot 125 Mechanic's Addition; and
 Lot 124 Mechanic's Addition; and
 Lot 123 Mechanic's Addition; and
 All that part of the Public Alley right of way between Lots 119, 120, 121, 122 and 123 in Mechanic's Addition lying east of the easterly right of way line of Hempstead Street and lying west of the southerly extension of the east line of Lot 123 in Mechanic's Addition; and
 Lot 2-121 and 2-122 Mechanic's Addition; and
 Lot 1-121 and 1-122 Mechanic's Addition;

tion; and
 Lots 83 and 84 Pleasant View Addition; and
 The East 35' of Lot 85 Pleasant View Addition; and
 Lots 80, 81, and 82 Pleasant View Addition; and
 All that part of the Public Alley right of way between Lots 80, 81, 82, 83, 84, and 85 in Pleasant View Addition lying west of the westerly right of way line of Hempstead Street and lying east of the northerly extension of the East 35' of Lot 85 in Pleasant Valley Addition; and
 Lot 79 and 79A Mechanic's Addition; and
 Lot 78 Mechanic's Addition; and
 Lot 77 Mechanic's Addition; and
 Lot 76 Mechanic's Addition; and
 Lot 75 Mechanic's Addition; and
 All that part of the Montcrest Street right of way lying west of the westerly right of way line of Hempstead Street and lying east of the northeasterly extension of the westerly line of Lot 75 in Mechanic's Addition; and
 Lot 1-73 and 1-74 Mechanic's Addition; and
 Lot 1-2 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and
 Lot 1-3 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and
 Lot 1-1 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and
 Lot 1-4 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition.
 (dd) North Peru Road Subarea of the district shall include the following described properties:
 Lot 1 of Fountain Hill Resubdivision; and
 Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4, Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot 2 of Lot 2 of Lot 4, all of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M., all in the City of Dubuque, IA.; and
 All that part of the easterly 33' of the right of way of Peru Road lying south of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M. and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and
 All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension, and lying north of the easter-

ly line of Lot 4A of Mineral Lot 322 and its northerly extension.

All in the City of Dubuque, IA.

(ee) Stafford Street Subarea of the District shall include the following described properties:

The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, IA., according to the record-
ed Plat thereof

All in the City of Dubuque, IA.

(ff) Roosevelt Street Subarea of the District shall include the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA.

(gg) Amended Project Area shall mean the areas of the City of Dubuque, IA. included within the Town Clock Subarea, the Old Main Subarea, the Town Clock Expansion Subarea, the Upper Main Subarea, the Ice Harbor Subarea A, the Ice Harbor Subarea B, the Ice Harbor Subarea C, the Warehouse Subarea, the South Main Subarea, the South Port Subarea, the Cable Car Subarea, the Bluff Street Subarea, the South Bluff Street Subarea, the Kerper Boulevard Subarea, the Washington Neighborhood Subarea, the Industrial Harbor Subarea, the East 7th Street Subarea, the Chaplain Schmitt Subarea, the North Kerper Boulevard Subarea but excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1, the Quebecor Subarea, the Harrison Street Subarea, the Holy Ghost Subarea, the Almond Street Subarea, the North End Subarea, the University Avenue Corridor Subarea, the West Locust Corridor Subarea, the Brewing and Malt-
ing Subarea, the 15th Street Subarea, the Lower Kaufmann Subarea, the North Peru Road Subarea, the Stafford Street Subarea, and the Roosevelt Street Subarea each as described in this Section.

(hh) Urban Renewal Plan shall mean the Amended and Restated Urban Renewal

Plan for the Greater Downtown Urban Renewal District, approved by Resolution No. 277-24 on September 3, 2024, as the same may be amended from time to time.

Section 2: The taxes levied on the taxable property in the Amended Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: Taxes.

(a) As to the Town Clock Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Town Clock Subarea upon the total sum of the assessed value of the taxable property in the Town Clock Subarea as shown on the assessment roll as of January 1, 1966, being the assessment roll last equalized prior to the date of the initial adoption of the Urban Renewal Plan for the Downtown Dubuque Urban Renewal Project, Iowa R-15, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

(b) As to the Old Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 23-94.

(c) As to the Town Clock Expansion Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 67-97.

(d) As to the Upper Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 26-02.

- (e) As to the Ice Harbor Subarea A, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1988, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 66-89.
- (f) As to the Ice Harbor Subarea B, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1999, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 97-00.
- (g) As to the Ice Harbor Subarea C, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 20-07.
- (h) As to the Warehouse Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (i) As to the South Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (j) As to the South Port Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance No. 60-08.
- (k) As to the Cable Car Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the first day of the calendar year preceding the effective date of Ordinance 58-09.
- (l) As to the Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2009, being the first day of the calendar year preceding the effective date of Ordinance 51-10.
- (m) As to the South Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (n) As to the Kerper Boulevard Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the first day of the calendar year preceding the effective date of Ordinance 43-94.
- (o) As to the Washington Neighborhood Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (p) As to the Industrial Harbor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (q) As to the East 7th Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the first day of the calendar year preceding the effective date of Ordinance 64-97.
- (r) As to the Chaplain Schmitt Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (s) As to the North Kerper Boulevard Subarea, excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1 now forming the Roosevelt Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
- (t) As to the Quebecor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the first day of the calendar year preceding the effective date of Ordinance 88-02.

- (u) As to the Harrison Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
 - (v) As to the Holy Ghost Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
 - (w) As to the Almond Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
 - (x) As to the North End Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
 - (y) As to the University Avenue Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
 - (z) As to the West Locust Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
 - (aa) As to the Brewing and Malting Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance 61-08.
 - (bb) As to the 15th Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 6-17 and 6-17-A.
 - (cc) As to the Lower Kaufmann Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 26-17.
 - (dd) As to the North Peru Road Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 20-20.
 - (ee) As to the Stafford Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 41-20.
 - (ff) As to the Roosevelt Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2022, being the first day of the calendar year preceding the effective date of Ordinance 8-22.
- Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Project Area, determined for each Subarea thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Dubuque to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Dubuque, IA. to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Project Area pursuant to the Urban Renewal Plan, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa and taxes for the instructional support program of a school district imposed pursuant to Section 257.19 (but in each case only to the extent required under Section 403.19(2)), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) related to joint county-city buildings shall be collected against all taxable property within the Amended Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the Subareas of the Amended Project Area exceeds the total assessed value of the taxable property in said Subareas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Dubuque referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Project Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in **Ordinance No. __-24**, as previously amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

6. Tax Increment Ordinance for the Greater Downtown Urban Renewal District, Version 2024.2 of the Amended and Restated Plan: 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 Farber. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 53-24 Amending Ordinance No. 52-24, as amended, providing that general property taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, by adding the Roosevelt Street Subarea to the division of revenues. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 53-24

AMENDING ORDINANCE NO. 52-24, AS AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT 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 URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT, BY ADDING THE ROOSEVELT STREET SUBAREA TO THE DIVISION OF REVENUES

Whereas, the City Council of the City of Dubuque, IA. (the "City") has heretofore, in Ordinance No. 30-82, provided for the division of taxes within the original Downtown Dubuque Urban Renewal Project, Iowa R-15, described in Resolution No. 123-67 adopted on May 18, 1967, pursuant to Section 403.19 of the Code of Iowa; and

Whereas, the Urban Renewal Plan for the original Downtown Dubuque Urban Renewal Project, Iowa R-15, subsequently has been amended on numerous occasions, growing through expansion or merger with other existing urban renewal districts, resulting in Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing

& Malting, 15th Street, Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas being added to what is now known as the Amended and Restated Greater Downtown Urban Renewal District; and

Whereas, consistent with the amendments to the Urban Renewal Plan, Ordinance No. 30-82 subsequently was amended on numerous occasions to provide for the division of taxes within the Amended and Restated Greater Downtown Dubuque Urban Renewal District, most recently by Ordinance No. 53-24, creating separate base valuations for the Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, and Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street Subarea, Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas; and

Whereas, the Urban Renewal Plan for the Greater Downtown Urban Renewal District was further amended and restated as an Amended and Restated Urban Renewal Plan, pursuant to Resolution No. 278-24 approved on September 3, 2024, for the purpose of expanding the Greater Downtown Urban Renewal District to include additional areas described as the Hawthorne Street and Locust Street Subareas; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the combined area known as the Greater Downtown Urban Renewal District (the "Greater Downtown Urban Renewal District"), and the continuing needs of redevelopment within the Greater Downtown Urban Renewal District are such as to require the continued application of the incremental tax resources within the expanded Greater Downtown Urban Renewal District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Ordinance No. 52-24 is hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

(a) Town Clock Subarea of the District

shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.

(b) Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, IA. and any adjoining public right-of-way.

(c) Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.

(d) Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly boundary of the Town Clock Subarea and on the East by Central Avenue, and including all public rights-of-way.

(e) Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth

Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, IA. and including any adjoining public right-of-way.

(f) Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way.

(g) Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, IA. including any adjoining public right-of-way.

(h) Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots 1 and 2 of the Subdivision of the South ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½

of City Lot 261; Thence northeasterly along the southerly line of the N ½ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

(i) South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

(j) South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque;

Thence southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwest corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwest along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwest along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwest along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwest along the northerly lines of said Lot 1 of Harrison Street Place No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a

point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

(k) Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwest along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwest along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwest; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline of Third Street; Thence southwest along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot

692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

- (l) Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said

point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of said Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence northwesterly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the cen-

terline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest corner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh

Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

(m) South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly

along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

(n) Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, IA., also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.

(o) Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot 2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace;

Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersec-

tion with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Reberman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection

with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot 2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wullweber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the southwest corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of inter-

section with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1 of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwesterly along said northwesterly

line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwesterly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwesterly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwesterly along said centerline of E. 11th Street to a point of intersection with the centerline of Central Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

(p) Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35

feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd.; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence southeasterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point being on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the west-

erly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

- (q) East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots 1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28, Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, IA. and any adjoining public right-of-way.
- (r) Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying

east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, IA..

(s) North Kerper Boulevard Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No.

3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reidl Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A; Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Far-

ragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said point of being the point of beginning; Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

Excluding therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA.

(t) Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

(u) Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, IA. and any adjoining public rights of way.

(v) Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, IA.; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, IA.; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the northeasterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly extension

sion of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

(w) Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

(x) North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the

East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof, thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to the southwest corner thereof; thence southeasterly

along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and

Lots 1-4 & 2-1-5 of Kiene & Altmans Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altmans Subdivision; and

Lot 1-1 of Kiene & Altman's Subdivision; and

Lot 1-1-1-241 of Davis Farm Addition; and

Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and

Lot 1-243 of Davis Farm Addition; and

Lot 1-1-244 of Davis Farm Addition; and

The South 26' of Lot 245 Davis Farm Addition; and

The North 34' of Lot 245 Davis Farm Addition; and

The East 1/2 of Lot 246 Davis Farm Addition; and

The West 1/2 of Lot 246 Davis Farm Addition; and

Lot 247 of Davis Farm Addition; and

Lot 248 of Davis Farm Addition; and

Lot 249 of Davis Farm Addition; and

The East 1/2 of Lot 250 of Davis Farm Addition; and

The West 1/2 of Lot 250 of Davis Farm Addition; and

Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and

Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and

Lot 254 of Davis Farm Addition; and

Lot 255 of Davis Farm Addition; and

The South 1/2 of Lot 256 of Davis Farm Addition; and

The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and

The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and

Lot 257 of Davis Farm Addition; and

Lot 258 of Davis Farm Addition; and

Lot 259 of Davis Farm Addition; and

Lot 260 of Davis Farm Addition; and

Lot 261 of Davis Farm Addition; and

Lot 262 of Davis Farm Addition; and

The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and

The East 114' of the North 36'6" of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and

Lot 2-1-1 of G R West's Addition; and

Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and

The South 39'6" of Lot 2 of G R West's Dubuque; and
 The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and
 Lot 2 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 1 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 4 of G.R. West Addition; and
 Lot 2 of Paragon Square; and
 Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and
 Lot 2-9 of G R West's Addition; and
 Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and
 Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and
 All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and
 All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.
 All in the City of Dubuque, Dubuque County, IA..
 (y) University Avenue Corridor Subarea of the district shall include the following described properties:
 All that part of the Pennsylvania Avenue right of way lying north of the northerly right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-2-1 of Mineral Lot 256; and
 All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and
 All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City Lot 654; and
 All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95'

of Lot 19 of Finley Waples and Burton Addition; and
 All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and
 All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of Lot 14 of Mineral Lot 172; and
 All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and
 All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and
 All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and
 All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and
 All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and
 Lot 1-137 of Finley Waples & Burton's Addition; and
 Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and
 Lot 1-232 of Finley Addition; and
 Lot 229 of Finley Addition; and
 Lot 130 of Finley Waples & Burton's Addition; and
 Lot 131 of Finley Waples & Burton's Addition; and
 Lot 132 of Finley Waples & Burton's Addition; and
 Lot 133 of Finley Waples & Burton's Addition; and

The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and
 The North 95' of Lot 18 of Finley Waples & Burton's Addition; and
 Lot 17 of Finley Waples & Burton's Addition; and
 The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and
 The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and
 Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and
 Lot 5 and Lot 2-6 of Mineral Lot 170; and
 Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-14 of Mineral Lot 172; and
 The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and
 The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and
 Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and
 Lot 1 of Herbst's Subdivision; and
 Lot 1-1 and Lot 2-1 of Schwind's Place.
 All in the City of Dubuque, Dubuque County, IA.

(z) West Locust Corridor Subarea of the district shall include the following described properties:

All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and

All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Lot 1 of Connolly's Subdivision; and

All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and

All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the

West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and

All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and

All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue and lying north of the easterly extension of the southerly line of said Lot 2-12B; and

All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and

All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and

All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and

All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P. Woods Addition; and

Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and

The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

Lot 3 of Ellen Blake's Subdivision; and

Lot 2 of Ellen Blake's Subdivision; and

Lot 1 of Ellen Blake's Subdivision; and

The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and

All of Kingdom Hall Place; and

Lot 1 of the West 1074' of Lot 64 of Littleton & Sawyer's Addition; and

Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and

Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and
 Lot 2 and Lot 2-1 of Wm. Blake's Addition; and
 Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and
 Lot 2-3 and 1-4 of Wm. Blake's Addition; and
 Lots 5 to 19, inclusive, of Wm. Blake's Addition; and
 Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and
 The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and
 Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and
 Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and
 The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and
 Lot 25 of Wm. Blake's Addition; and
 Lot 26 Wm. Blake's Addition; and
 Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-2 of Clarke College Place; and
 Lots 29 to 42, inclusive, of Wm. Blake's Addition; and
 Lot 2 of Lot 43 of Wm. Blake's Addition; and
 Lot 2 of Lot 44 of Wm. Blake's Addition; and
 Lot 2 of Lot 45 of Wm. Blake's Addition; and
 Lot 2 of Lot 46 of Wm. Blake's Subdivision; and
 Lot 2 of Lot 12B of Wood's Addition; and
 Lots 20, 21, and 22 of A. P. Wood's Addition; and
 Lot 23 of A. P. Wood's Addition; and
 Lot 2-24 and 2-24A of A. P. Wood's Addition; and
 Lot 24D of A. P. Wood's Addition; and
 Lot 24C of A. P. Wood's Addition; and
 Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and
 Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and
 The North 40' of Vacated Williams Street in A. P. Wood's Addition; and
 Lots 25 to 36, inclusive, of A. P. Wood's Addition; and
 Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of A. P. Wood's Addition; and
 Lot 4-98A of Wood's Addition; and

Lot 3-98A of A. P. Wood's Addition; and
 Lot 2-98A of A. P. Wood's Addition; and
 Lot 1-98A of A. P. Wood's Addition; and
 Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and
 Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and
 Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and
 Lot 1 and Lot 2-2 of McGrath's Subdivision; and
 Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and
 Lot 5 of McGrath's Subdivision; and
 Lot 6 of McGrath's Subdivision; and
 Lot 1 of Mineral Lot 95; and
 Lot 9 of McGrath's Subdivision; and
 Lots 7 and 8 of McGrath's Subdivision; and
 Lot 10 of McGrath's Subdivision; and
 Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and
 Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and
 Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711.
 All in the City of Dubuque, Dubuque County, IA.

(aa) Dubuque Brewing and Malting Sub-area of the district shall include the following described properties:

Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwester-

ly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeasterly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2 of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeasterly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeasterly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeasterly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwesterly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeasterly along the westerly right of way of Jackson Street to the point of beginning.

(bb) 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, IA.

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

(cc) Lower Kaufmann Subarea of the dis-

trict shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and

Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and

Lot 39 Tivoli Addition; and

Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and

Lot 2-1-1 Weland's Subdivision; and

Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and

Lot 2-2A & Lot 1-2 Weland's Subdivision; and

Lot 1-2A Weland's Subdivision; and

Lot 3 Weland's Subdivision; and

Lot 3A Weland's Subdivision; and

The East 27' of Lot 4 Weland's Subdivision; and

The West 35' of Lot 4 Weland's Subdivision; and

Lot 5 Weland's Subdivision; and

Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and

All of the Private Driveway known as

Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 L H Langworthy's Addition; and
 Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The South 60' of Lot 7 Cushing's Subdivision; and
 Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
 The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
 The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
 Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
 Lot 13 Cushing's Subdivision; and
 Lot 14 Cushing's Subdivision; and
 Lot 15 Cushing's Subdivision; and
 Lot 6 C. Klingenberg's 3rd Addition; and
 All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and
 Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
 Lot 2-143 and Lot 2-1-1-143 L H Langworthy's Addition; and
 The East ½ of Lot 3-143 & Lot 2-2-1-143 L H Langworthy's Addition; and
 The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
 Lot 4-143 L H Langworthy's Addition; and
 Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-East 3/4-145A L H Langworthy's Addition; and
 Lot 1 Janice Place on Kaufman Avenue; and
 Lot 2 Janice Place on Kaufmann Avenue; and
 Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
 Lot 1 Herbst Place #2; and
 Lot 2-1-1-3-145 and the South 192.60'

of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
 Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
 The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
 The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
 The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and
 Lot 1-1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
 All of Cornelia Place; and
 Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and
 Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
 Lot 2-149 L H Langworthy's Addition; and
 The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
 The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
 The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
 The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 All that part of the Greenfield Street right of way lying east of the easterly

right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and Lot 6 and Lot 2-7 Springgreen Subdivision; and Lot 5 Springgreen Subdivision; and Lot 4 Springgreen Subdivision; and Lot 3 Springgreen Subdivision; and All that part of the Kane Street right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and Lot 1 Kieffer Place; and Lot 2-1 and Lot A of Vogt Place; and All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and Lot 158A L H Langworthy's Addition; and Lot 154 L H Langworthy's Addition; and Lot 154A L H Langworthy's Addition; and Lot 2-1-153 L H Langworthy's Addition; and Lot 1-1-153 L H Langworthy's Addition; and Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and The South 50' of Lot 2-1-153A L H Langworthy's Addition; and Lot 2-2-153A L H Langworthy's Addition; and Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and Lot 1-2-2-152 L H Langworthy's Addition; and Lot 2-2-2-152 L H Langworthy's Addition; and The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A of L H Langworthy's

Addition; and Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and Lot 1-1-1-151 Mechanic's Addition; and Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanics Addition; and Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and Lots 152, 153 and Lot 2-151 Mechanic's Addition; and Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and Lot 156 Mechanic's Addition; and Lot 157, 158 and 159 Mechanic's Addition; and Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's Addition; and The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition; and The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and

The balance of Lot 7 Siege Subdivision; and
 The West 1/2 of Lot 6 Siege Subdivision; and
 The East 1/2 of Lot 6 Siege Subdivision; and
 The West 1/2 of Lot 5 Siege Subdivision; and
 The East 1/2 of Lot 5 Siege Subdivision; and
 Lot 4 Siege Subdivision; and
 Lot 3 Siege Subdivision; and
 Lot 2 Siege Subdivision; and
 Lot 1-1 Siege Subdivision; and
 All that part of the Kleine Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the south line of Lot 1-2 in Seiges Subdivision; and
 Lot 1-63 Marsh's Addition; and
 Lot 2-63 Marsh's Addition; and
 Lots 3-38 and 4-38 Marsh's Addition; and
 Lot 2-38 Marsh's Addition; and
 Lot 1-38 Marsh's Addition; and
 All that part of the North Main Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the westerly extension of the south line of Lot 37 in Marsh's Addition; and
 Lot 37 Marsh's Addition; and
 Lot 36 Marsh's Addition; and
 Lot 35 Marsh's Addition; and
 Lot 34 Marsh's Addition; and
 Lot 33 Marsh's Addition; and
 Lot 32 Marsh's Addition; and
 The North 95' of Lot 31 Marsh's Addition; and
 The North 95' of Lot 1 Marsh's Addition
 All that part of the Heeb Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the southerly line of Lot 12 of Marsh's Addition; and
 The South 40' of Lot 1, the North 5' of Lot 2, and the South 40' of Lot 31 Marsh's Addition; and
 The South 45' of Lot 2 Marsh's Addition; and
 Lot 3 Marsh's Addition; and
 Lot 4 Marsh's Addition; and
 Lot 5 Marsh's Addition; and
 The North 40' of Lot 6 Marsh's Addition; and
 Lot 12, Lot 11, Lot 10, and the South 30' of Lot 9, and the East 60' of the North 20' of Lot 9, and the West 125' of the North 20' of Lot 9, Lot 8, Lot 7 and the South 10' of Lot 6, all In Marsh's Addition; and

Lot 62 Marsh's Addition; and
 Lot 2-1 Siege Subdivision; and
 Lot 1-2-2-3 of the Subdivision of Lots 146 and 146A L H Langworthy's Addition; and
 Lots 1-2-150, 1-2-2-150, and 1-150 Mechanic's Addition; and
 Lot 1 Runde Place; and
 Lot 2 Runde Place; and
 All that part of the Napier Street right of way lying east of the easterly right of way line of Hempstead Street and lying west of the northerly extension of the east line of Lot 125 in Mechanic's Addition; and
 Lot 125 Mechanic's Addition; and
 Lot 124 Mechanic's Addition; and
 Lot 123 Mechanic's Addition; and
 All that part of the Public Alley right of way between Lots 119, 120, 121, 122 and 123 in Mechanic's Addition lying east of the easterly right of way line of Hempstead Street and lying west of the southerly extension of the east line of Lot 123 in Mechanic's Addition; and
 Lot 2-121 and 2-122 Mechanic's Addition; and
 Lot 1-121 and 1-122 Mechanic's Addition; and
 Lots 83 and 84 Pleasant View Addition; and
 The East 35' of Lot 85 Pleasant View Addition; and
 Lots 80, 81, and 82 Pleasant View Addition; and
 All that part of the Public Alley right of way between Lots 80, 81, 82, 83, 84, and 85 in Pleasant View Addition lying west of the westerly right of way line of Hempstead Street and lying east of the northerly extension of the East 35' of Lot 85 in Pleasant Valley Addition; and
 Lot 79 and 79A Mechanic's Addition; and
 Lot 78 Mechanic's Addition; and
 Lot 77 Mechanic's Addition; and
 Lot 76 Mechanic's Addition; and
 Lot 75 Mechanic's Addition; and
 All that part of the Montcrest Street right of way lying west of the westerly right of way line of Hempstead Street and lying east of the northeasterly extension of the westerly line of Lot 75 in Mechanic's Addition; and
 Lot 1-73 and 1-74 Mechanic's Addition; and
 Lot 1-2 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and
 Lot 1-3 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and

tion; and
 Lot 1-1 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and
 Lot 1-4 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition.

(dd) North Peru Road Subarea of the district shall include the following described properties:
 Lot 1 of Fountain Hill Resubdivision; and
 Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4, Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot 2 of Lot 2 of Lot 4, all of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M., all in the City of Dubuque, IA.; and
 All that part of the easterly 33' of the right of way of Peru Road lying south of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M. and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and
 All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension, and lying north of the easterly line of Lot 4A of Mineral Lot 322 and its northerly extension.
 All in the City of Dubuque, IA.

(ee) Stafford Street Subarea of the District shall include the following described properties:
 The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, IA., according to the recorded Plat thereof
 All in the City of Dubuque, IA.

(ff) Roosevelt Street Subarea of the District shall include the following described properties:
 Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and
 Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and
 Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and
 Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and
 Lot 5, in Block 1, in "River Front Subdi-

vision No. 5" in the City of Dubuque, IA..

(gg) Hawthorne Street Subarea of the District shall include the following described properties:
 Hawthorne Street Subarea of the district shall include the following described properties:
 Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA.

(hh) Locust Street Subarea of the District shall include the following described properties:
 All that part of the east half of the right of way of Bluff Street lying between the westerly extension of the north right of way line of Jones Street and the westerly extension of the south right of way line of Jones Street; and
 All that part of the right of way of Jones Street lying east of the east right of way line of Bluff Street and west of the northerly extension of the east right of way line of Bissell Lane; and
 All that part of the right of way of Bissell Lane lying south of the south right of way line of Jones Street and north of the westerly extension of the north line of the West 36'2" of the North Half of City Lot 574; and
 The Southerly 26 feet of Lot 573, Lot 574 "A", the Northerly 1/2 of Lot 574, except the Westerly 36 feet 2 inches thereof, Lot 1 of Lot 575, and Lot 2 of Lot 2 of Lot 575, in the City of Dubuque, IA., according to the United States Commissioners' Plat and the recorded Plats thereof; and
 Lot 2 of the Northerly 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 1/2 of Lot 572, and the Northerly 40 feet of Lot 573, in the City of Dubuque, IA., according to the United States Commissioners' Map thereof.
 All in the City of Dubuque, IA.

(ii) Amended Project Area shall mean the areas of the City of Dubuque, IA. included within the Town Clock Subarea, the Old Main Subarea, the Town Clock Expansion Subarea, the Upper Main Subarea, the Ice Harbor Subarea A, the Ice Harbor Subarea B, the Ice Harbor Subarea C, the Warehouse Subarea, the South Main Subarea, the South Port Subarea, the Cable Car Subarea, the Bluff Street Subarea, the South Bluff Street Subarea, the Kerper Boulevard Subarea, the Washington Neighborhood Subarea, the Industrial Harbor

Subarea, the East 7th Street Subarea, the Chaplain Schmitt Subarea, the North Kerper Boulevard Subarea but excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1, the Quebecor Subarea, the Harrison Street Subarea, the Holy Ghost Subarea, the Almond Street Subarea, the North End Subarea, the University Avenue Corridor Subarea, the West Locust Corridor Subarea, the Brewing and Malting Subarea, the 15th Street Subarea, the Lower Kaufmann Subarea, the North Peru Road Subarea, the Stafford Street Subarea, the Roosevelt Street Subarea, the Hawthorne Street Subarea, and the Locust Street Subarea each as described in this Section.

- (jj) Urban Renewal Plan shall mean the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, approved by Resolution No. 278-24 on September 3, 2024, as the same may be amended from time to time.

Section 2: The taxes levied on the taxable property in the Amended Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: Taxes.

- (a) As to the Town Clock Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Town Clock Subarea upon the total sum of the assessed value of the taxable property in the Town Clock Subarea as shown on the assessment roll as of January 1, 1966, being the assessment roll last equalized prior to the date of the initial adoption of the Urban Renewal Plan for the Downtown Dubuque Urban Renewal Project, Iowa R-15, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.
- (b) As to the Old Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the assess-

ment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 23-94.

- (c) As to the Town Clock Expansion Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 67-97.
- (d) As to the Upper Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 26-02.
- (e) As to the Ice Harbor Subarea A, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1988, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 66-89.
- (f) As to the Ice Harbor Subarea B, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1999, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 97-00.
- (g) As to the Ice Harbor Subarea C, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 20-07.
- (h) As to the Warehouse Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (i) As to the South Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (j) As to the South Port Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day

- of the calendar year preceding the effective date of Ordinance No. 60-08.
- (k) As to the Cable Car Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the first day of the calendar year preceding the effective date of Ordinance 58-09.
- (l) As to the Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2009, being the first day of the calendar year preceding the effective date of Ordinance 51-10.
- (m) As to the South Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (n) As to the Kerper Boulevard Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the first day of the calendar year preceding the effective date of Ordinance 43-94.
- (o) As to the Washington Neighborhood Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (p) As to the Industrial Harbor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (q) As to the East 7th Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the first day of the calendar year preceding the effective date of Ordinance 64-97.
- (r) As to the Chaplain Schmitt Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (s) As to the North Kerper Boulevard Subarea, excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1 now forming the Roosevelt Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
- (t) As to the Quebecor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the first day of the calendar year preceding the effective date of Ordinance 88-02.
- (u) As to the Harrison Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
- (v) As to the Holy Ghost Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
- (w) As to the Almond Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
- (x) As to the North End Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (y) As to the University Avenue Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (z) As to the West Locust Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015,

being the first day of the calendar year preceding the effective date of this Ordinance.

- (aa) As to the Brewing and Malting Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance 61-08.
- (bb) As to the 15th Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 6-17 and 6-17-A.
- (cc) As to the Lower Kaufmann Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 26-17.
- (dd) As to the North Peru Road Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 20-20.
- (ee) As to the Stafford Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 41-20.
- (ff) As to the Roosevelt Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2022, being the first day of the calendar year preceding the effective date of Ordinance 8-22.
- (gg) As to the Hawthorne Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of this Ordinance 53-24.
- (hh) As to the Locust Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assess-

ment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of this Ordinance 8-22.

Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Project Area, determined for each Subarea thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Dubuque to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Dubuque, IA. to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Project Area pursuant to the Urban Renewal Plan, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa and taxes for the instructional support program of a school district imposed pursuant to Section 257.19 (but in each case only to the extent required under Section 403.19(2)), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) related to joint county-city buildings shall be collected against all taxable property within the Amended Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the Subareas of the Amended Project Area exceeds the total assessed value of the taxable property in said Subareas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Dubuque referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Project Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in

Ordinance No. 52-24, as previously amended, and to fully implement the division of taxes in the Hawthorne Street and Locust Street Sub-areas. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Old Mill Road Lift Station and Force Main Project - Phase I Award Construction Contract: Motion by Resnick to receive and file the documents and adopt Resolution No. 281-24 Awarding Public Improvement Contract for the Old Mill Lift Station and Force Main Project – Phase I. Seconded by Sprank. Motion carried 7-0.

**RESOLUTION NO. 281-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE OLD MILL LIFT STATION AND FORCE MAIN PROJECT – PHASE I**

Whereas, sealed proposals have been submitted by contractors for the Old Mill Lift Station and Force Main Project – Phase I, (the Project) pursuant to Resolution No. 229-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 18th day of July 2024; and

Whereas, said sealed proposals were opened and read on the 22nd day of August 2024 and it has been determined that Tricon General Construction, Inc. of Dubuque, IA., in the bid amount of \$22,760,000.00, is the lowest responsive, responsible bidder for the Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Tricon General Construction, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, CMC City Clerk

8. Well No. 7 Rehabilitation Project 2024 - Phase 2 Award Construction Contract: Motion by Jones to receive and file the documents and adopt Resolution No. 282-24 Awarding Public Improvement Construction Contract for the Well No. 7 Rehabilitation Project 2024 – Phase 2. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 282-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE WELL NO. 7 REHABILITATION PROJECT 2024 – PHASE 2**

Whereas, sealed proposals have been submitted by contractors for the Well No. 7 Rehabilitation Project 2024 - Phase 2, (the Project) pursuant to Resolution No. 245-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service wide circulation on the 6th day of August 2024; and

Whereas, said sealed proposal was opened and read on the 22nd day of August 2024 and it has been determined that Peerless Well & Pump of Dubuque, IA. submitted low bid in the amount of \$253,434.00, plus Alternate A in the amount of \$38,552.00, with an hourly rate of \$381.00/HR, and is the lowest responsive, responsible bidder for the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Peerless Well & Pump and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 3rd day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

9. City Council Request Regarding Dogs in Parks: Motion by Jones to receive and file the documents and refer to City Council for discussion on a process related to the City Council request to consider allowing dogs in the remainder of the parks that currently do not allow it. Seconded by Farber. The City Council emphasized that this is the beginning of the discussion and will focus only on Murphy Park and Eagle Point Park. Council Members considered both the pros and cons of allowing pets in parks and expressed interest in a recommendation from the Parks and Recreation Commission. The Council also encouraged continued public feedback. Motion carried 7-0.

10. Welcome Back from the SRO Bunch Video: Motion by Jones to receive and file the documents and view the video. Seconded by

Resnick. Public Information Office staff showed a back-to-school video featuring this year's School Resource Officers. The video can be viewed at <https://youtu.be/YuAwGjnrGVk?si=9xrFyC FBWKXj0tD>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Mayor Cavanagh reported that the City Council recently completed its annual goal-setting session and announced the return of daily commercial air service to Dubuque through Denver Air Connection.

Council Member Jones reported on the Branching Out Dubuque tree planting event, the Dubuque Racing Association (DRA) grant recipient reception, the Labor Day Parade, and a video of Iowa State Troopers at the Iowa State Fair.

Council Members Roussell and Wethal both reported on the Branching Out Dubuque tree planting event.

Council Member Farber reported on her participation in the National League of Cities Information Technology (IT) Committee.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:27 p.m. to discuss Confidential Records, Pending Litigation, Professional Evaluation(s), and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(i),(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorneys who will consult with City Council on the issues to be discussed in the closed session are City Attorney Brumwell and Senior Counsel Barry Lindahl. Motion carried 7-0.

The City Council reconvened in open session at 10:11 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:11 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:32 p.m. on September 16, 2024, 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 closed session pursuant to Iowa Code Chapter 21.5 and a work session on the new City Council agenda management software.

CLOSED SESSION

Motion by Jones to convene in closed session at 5:34 p.m. to discuss Confidential Records – Chapter 21.5(1)(a) Code of Iowa. Seconded by Farber. Motion carried 7-0.

The City Council reconvened in open session at 6:05 p.m. stating that staff had been given proper direction.

WORK SESSION

New City Council Agenda Management Software Demonstration

City Clerk Breitfelder demonstrated the public portal for CivicPlus's Agenda and Meeting Management Select software, which the City will implement for City Council meeting agendas beginning with the October 7, 2024, City Council meeting. Responding to a question from the City Council, City Attorney Brumwell stated she would confirm the statute regarding draft notes pertaining to open records requests.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on September 16, 2024, 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

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: Airport Commission of June 6 and August 13, 2024; City Council Proceedings of August 14, 19, 20, 21, 26 and September 3, 2024; Civil Service Commission of August 22, 2024; Community Development Advisory Commission of July 17, 2024; Equity and Human Rights Commission of July 9, 2024; Library Board of Trustees of January 25, February 29, March 28, 2024; Zoning Advisory Commission of August 7, 2024; Proof of Publication for City Council Proceedings of August 14, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Abby Stickley for vehicle damage. Upon motion the documents were received, filed, and referred to the 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: Abby Stickley 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. 283-24 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.

RESOLUTION NO. 283-24

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, IA. 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 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. FFY 2025 Iowa Governor's Traffic Safety Bureau (GTSB) Grant Funds: City Manager recommended City Council approval to receive \$19,500 in FFY 2025 as a recipient of Iowa

Department of Public Safety, Governor's Traffic Safety Bureau Grant funds. Upon motion the documents were received, filed, and approved.

6. Resolution Approving the Termination Agreement for the January 2023 Development Agreement by and between the City of Dubuque, IA. and McCoy Group: Upon motion the documents were received and filed, and Resolution No. 284-24 Approving the Termination Agreement and Release terminating the Development Agreement by and between the City of Dubuque, IA. and McCoy Group, Inc. was adopted.

**RESOLUTION NO. 284-24
APPROVING THE TERMINATION AGREEMENT AND RELEASE TERMINATING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND MCCOY GROUP, INC.**

Whereas, the City of Dubuque, IA. (City) and McCoy Group, Inc. (Developer) entered into a Development Agreement dated for reference purposes the 3rd day of January 2023 (the January 2023 Development Agreement) for the construction of a new headquarters by Developer on Twin Valley Drive on Developer's property, legally described as follows:

TRACT I (PIN 1501401003)

Lot 2 of Lot 3 of Lot 3 of Southpark Addition No. 1, in the City of Dubuque, IA., according to the recorded plat thereof, subject to easements of record

TRACT II (PIN 1501401005)

Lot 2 of Southpark Addition No. 2, in the City of Dubuque, IA., according to the recorded plat thereof, subject to easements of record

TRACT III (PIN 1501402003)

Lot 2 of Southpark Addition No.1, in the City of Dubuque, IA., according to the recorded plat thereof, subject to easements of record (the "Property")

TRACT IV (PIN 1501401004)

Lot 1 of Southpark Addition No. 2, in the City of Dubuque, IA., according to the recorded plat thereof, subject to easement of record

TRACT V (PINS 1501328002 and 1501328003)

Lots 1 and 2 of Gudenkauf Place, City of Dubuque, IA.; and

Whereas, Developer has identified a separate site that better accommodates its needs for continued growth in the City of Dubuque; and

Whereas, Developer no longer intends to develop the new headquarters on Developer's property on Twin Valley Drive and has instead entered into a new Development Agreement for Developer's property in the South Port; and

Whereas, City and Developer now desire to terminate the January 2023 Development Agreement on the terms and conditions set forth in this Termination Agreement and Release, attached hereto.

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

Section 1. The Termination Agreement and Release Between the City of Dubuque, IA. and McCoy Group, Inc. attached hereto is hereby approved.

Section 2. The Mayor is hereby authorized and directed to sign the Termination Agreement and Release on behalf of the City of Dubuque.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Termination Agreement and Release as herein approved.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. HHH Enterprises, LLC Lease Renewal: Upon motion the documents were received and filed, and Resolution No. 285-24 Intent to dispose of an interest in owned by the City of Dubuque by Lease between the City of Dubuque and HHH Enterprises, LLC was adopted.

**RESOLUTION NO. 285-24
INTENT TO DISPOSE OF AN INTEREST IN REAL PROPERTY OWNED BY THE CITY OF DUBUQUE BY LEASE BETWEEN THE CITY OF DUBUQUE AND HHH ENTERPRISES, LLC.**

Whereas, the City of Dubuque, IA. (City) owns a portion of the sidewalk adjacent to the southwestern boundary of West 1st Street and connecting to the real property at 180 Main Street in the City of Dubuque, IA. (the Property); and

Whereas, City and HHH Enterprises, LLC. have negotiated a Lease Agreement for HHH Enterprises, LLC. to operate and maintain a restaurant deck and beer garden at 180 Main Street, a copy of which Lease Agreement is on file at the office of the City Clerk, City Hall, 50 West 15th Street, Dubuque, IA.; and

Whereas, City and HHH Enterprises, LLC. Have negotiated to continue the annual rent increase based on the Cost of Living (COL) adjustment, or 3%, whichever is greater; and

Whereas, the City Council believes it is in the best interests of the City of Dubuque to approve the Lease Agreement.

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

Section 1. The City of Dubuque intends to dispose of its interest in the Property by Lease Agreement between City and HHH Enterprises, LLC.

Section 2. The Mayor is authorized and directed to execute said Lease Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

8. Acceptance of a Grant of Easement for Public Utilities over CCI5, LLC Property at 1502 Bies Drive, Dubuque, IA.: Upon motion the documents were received and filed, and Resolution No. 286-24 Accepting a Grant of Easement for Public Utilities Through, Over and Across Part of Lot 1 of Roger F. & Kathleen A. Klauer Family Place, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 286-24
ACCEPTING A GRANT OF EASEMENT FOR
PUBLIC UTILITIES THROUGH, OVER AND
ACROSS PART OF LOT 1 OF ROGER F. &
KATHLEEN A. KLAUER FAMILY PLACE, IN
THE CITY OF DUBUQUE, IA.**

Whereas, CCI5, LLC has executed a Grant of Easement for Public Utilities through, over and across part of Lot 1 of Roger F. & Kathleen A. Klauer Family Place, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Easement for Public Utilities through, over, and across part of Lot 1 of Roger F. & Kathleen A. Klauer Family Place, in the City of Dubuque, IA., as shown on the Grant of Easement for Public Utilities, from CCI5, LLC, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Public Utilities with the Dubuque County Recorder.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

9. Acceptance of a Grant of Easement for Public Utilities over Schreiber Property at 1562 Kebbie Drive, Dubuque, IA.: Upon motion the documents were received and filed, and Resolution No. 287-24 Accepting a Grant of Ease-

ment for Public Utilities through, over and across Part of Lot 2 of Schreiber Subdivision, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 287-24
ACCEPTING A GRANT OF EASEMENT FOR
PUBLIC UTILITIES THROUGH, OVER AND
ACROSS PART OF LOT 2 OF SCHREIBER
SUBDIVISION, IN THE CITY OF DUBUQUE,
IA.**

Whereas, James E. Schreiber and Renee E. Schreiber have executed a Grant of Easement for Public Utilities through, over and across part of Part of Lot 2 of Schreiber Subdivision, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Easement for Public Utilities through, over, and across Part of Lot 2 of Schreiber Subdivision, in the City of Dubuque, IA., as shown on the Grant of Easement for Public Utilities, from James E. Schreiber and Renee E. Schreiber, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Public Utilities with the Dubuque County Recorder.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

10. U.S. Hwy 20 and Devon Drive Frontage Road Project - Acceptance of Public Improvement Construction Contract - Project No. 5521000051: Upon motion the documents were received and filed, and Resolution No. 288-24 Accepting the U.S. Hwy 20 and Devon Drive Frontage Road Project and authorizing final payment to the contractor was adopted.

**RESOLUTION NO. 288-24
ACCEPTING THE U.S. HWY 20 AND DEVON
DRIVE FRONTAGE ROAD PROJECT AND
AUTHORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the public improvement contract for the U.S. Hwy 20 and Devon Drive Frontage Road Project, (the Project) has been completed by the Contractor, Midwest Concrete, Inc of Peosta, IA (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$15,320.61; and

Whereas, the Contractor has previously been paid \$13,960.61, leaving a balance of \$1,360.00; 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, IA.:

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 pay the Contractor for the balance of the retainage of \$1,360.00 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 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Iowa Department of Transportation Storm Sewer and Intake Work Project Notification: Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation, notifying the City Council of storm sewer and intake work on US-20 East bound near the Middle Catfish Creek and Railroad Bridge. Upon motion the documents were received and filed.

12. Authorization to Submit FY24/PY23 Community Development Block Grant CAPER: Upon motion the documents were received and filed, and Resolution No. 289-24 Authorizing the submission of a Consolidated Annual Performance and Evaluation Report (CAPER) for the period commencing July 1, 2023, and concluding June 30, 2024, was adopted.

**RESOLUTION NO. 289-24
AUTHORIZING THE SUBMISSION OF A
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER) FOR
THE PERIOD COMMENCING JULY 1, 2023,
AND CONCLUDING JUNE 30, 2024**

Whereas, the City of Dubuque, IA., is an entitlement grant recipient under the Community Development Block Grant (CDBG) Program of the U.S. Department of Housing and Urban Development (HUD); and

Whereas, the CDBG regulations require each entitlement recipient must submit a performance and evaluation report, Consolidated Annual Performance and Evaluation Report (CAPER); and

Whereas, the City has 1) prepared a CAPER for the program year commencing July 1, 2023 and concluding June 30, 2024; 2) published notice of availability of the CAPER in the

Telegraph Herald and City of Dubuque website on August 20, 2024 and; 3) made copies of the CAPER available for public review; 4) held a public hearing pursuant to required 15-days published notice before the Community Development Advisory Commission on September 4, 2024.

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

Section 1. That the Consolidated Annual Performance and Evaluation Report (CAPER) for the period commencing July 1, 2023, and concluding June 30, 2024, is hereby approved for submission upon the completion of the Public Hearing held on September 4, 2024.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute the Consolidated Annual Performance and Evaluation Report (CAPER) on behalf of the City of Dubuque, IA.

Section 3. That the City Manager is hereby authorized to direct staff to submit the Consolidated Annual Performance and Evaluation Report (CAPER) along with any public comment to the U.S. Department of Housing and Urban Development.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

13. Intent to Apply for Local Housing Trust Fund Grant 2025: Upon motion the documents were received and filed, and Resolution No. 290-24 Authorizing submittal of the application for Local Housing Trust Funds to the Iowa Finance Authority was adopted.

**RESOLUTION NO. 290-24
AUTHORIZING SUBMITTAL OF THE AP-
PLICATION FOR OF LOCAL HOUSING
TRUST FUNDS TO THE IOWA FINANCE
AUTHORITY**

Whereas, the City of Dubuque administers a Local Housing Trust Fund; and

Whereas, the City of Dubuque proposes to continue administering the Local Housing Trust Fund, to apply for funds from the Iowa Finance Authority for Local Housing Trust Fund for their Fiscal Year 2025; and

Whereas, the Local Housing Trust Fund Advisory Committee held a public hearing for the application on September 12, 2024, and such application was approved by the Committee for submittal.

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

Section 1. That the Housing and Community Development Director and the City Manager are hereby authorized to submit the application

for Local Housing Trust Funds to the Iowa Finance Authority.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

14. Nature Everywhere Accelerator Community Application: City Manager shared the application that was filed for the Nature Everywhere Accelerator Community after City Council approved the letter of support and appointment of a city representative at the September 3, 2024, City Council meeting. Upon motion the documents were received and filed.

15. Acceptance of the Comiskey Park – Phase 1 Redevelopment Project: Upon motion the documents were received and filed, and Resolution No. 291-24 Accepting Public Improvement Contract for the Comiskey Park – Phase 1 Redevelopment Project was adopted.

**RESOLUTION NO. 291-24
ACCEPTING PUBLIC IMPROVEMENT CONTRACT FOR THE COMISKEY PARK – PHASE 1 REDEVELOPMENT PROJECT**

Whereas, the public improvement contract for the Comiskey Park – Phase 1 Redevelopment Project has been completed by the Contractor, Portzen Construction, Dubuque, IA. The Leisure Services Director has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount is \$2,011,101.26 of which retainage in the amount \$5,250 is being held for 30 days after acceptance and approval, and paid at that time provided no claims from others are filed; and

Whereas, the City Council finds that the recommendation of the Leisure Services Director should be accepted.

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

Section 1. The recommendation of the Leisure Services Director is approved, and the Project is hereby accepted.

Section 2. The Chief Financial Officer is directed to pay to the Contractor the balance of the final payment of \$5,250.00 as provided in Iowa Code chapter 573.13

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

16. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Top Grade Excavating, Inc. for the E 24th Street Sit

Contaminated Soil Removal Project. Upon motion the documents were received, filed, and approved.

17. Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque: Upon motion the documents were received and filed, and Resolution No. 292-24 Approving an agreement between the City of Dubuque and ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque was adopted.

**RESOLUTION NO. 292-24
APPROVING AN AGREEMENT BETWEEN THE CITY OF DUBUQUE AND ITC MIDWEST, LLC TO OPERATE AN ELECTRIC TRANSMISSION SYSTEM IN THE CITY OF DUBUQUE**

Whereas, the City of Dubuque, IA. (City) and ITC Midwest, LLC (ITC Midwest) have tentatively entered into an Agreement for the operation of an electric transmission system in the City of Dubuque until such time as City and ITC Midwest finalize a franchise agreement to operate the system; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to approve the Agreement.

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

Section 1. The attached Agreement is hereby approved.

Section 2. The City Manager is authorized and directed to sign the Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

18. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 293-24 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.

**RESOLUTION NO. 293-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the

City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

Betty Jane Candies, 1785 John F. Kennedy Rd.

Renewals

Chipotle Mexican Grill, 3450 Dodge St. Suite 101

Denny's Lux Club, 3050 Asbury Rd.

Fat Tuesday's, 1121 University Ave.

Fiesta Cancun Authentic Mexican Restaurant, 2515-1 NW Arterial

First Reserve, 210 West 1st St.

Grand Tap The, 802 Central Ave.

Red Robin America's Gourmet Burgers & Spirits, 2775 NW Arterial

Southend Tap, 55 Locust St.

The Copper Kettle Inc., 2987 Jackson St.

Special Event(s) per Special Event Application Submittal, Provisional Issuances

Aladdin Campus Dining – UD Football Games 9-4-24 to 9-8-24, 9-19-24 to 9-23-24, 10-5-24 to 10-9-24, 10-26-24 to 10-30-24, 11-9-24 to 11-13-24, UD Tent area and front parking lot between West Street and McCormick Street Extension

Dubuque Jaycees - Millwork Night Market – 9-8-24 to 9-12-24, East 7th to 9th & Jackson St plus East 8th to Elm Street

Dubuque Jaycees – Oktoberfest – 9-10-24 to 9-14-24, 10th Street from Jackson to Elm & Washington Street midway between East 11th and East 9th Streets

Q Casino - Dubuque Fighting Saints Opening 9-3-24 to 9-7-24, 1855 Greyhound Park Rd. - Parking Lot

Adding A Privilege

Stone Cliff Winery - Adding Catering, 600 Star Brewery Dr.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breittfelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Iowa Amphitheater on Schmitt Island Project - Bid Package No. 1 (Site Demolition & Mass Grading) - Initiate Public Bidding Process and Setting Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 294-24 Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading): 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 October 7, 2024 in the Historic Federal Building.

RESOLUTION NO. 294-24

IOWA AMPHITHEATER ON SCHMITT ISLAND PROJECT – BID PACKAGE NO. 1 (SITE DEMOLITION & MASS GRADING), 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

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading) in the estimated construction amount of \$1,018,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 7th day of October, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1

(Site Demolition & Mass Grading) is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 10th day of October 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 21st day of October 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Proceedings to Set Public Hearing for the Issuance of Not to Exceed \$22,000,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station and Force Main Project – Phase I: Upon motion the documents were received and filed and Resolution No. 295-24 Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$22,000,000 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on October 7, 2024 in the Historic Federal Building.

**RESOLUTION NO. 295-24
RESOLUTION TO FIX A DATE FOR A PUBLIC HEARING ON PROPOSAL TO ENTER INTO A SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$22,000,000**

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, pursuant to prior resolutions of the Council, the City has heretofore issued sewer revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior sewer revenue debt remains outstanding (the "Outstanding Indebtedness"); and

Whereas, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

Whereas, the City now proposes to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$22,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the "Project"), and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. This City Council shall meet on October 7, 2024, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [Provided] form:

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$22,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds,

or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the North Cascade Road Housing Urban Renewal Area, Version 2024.1: Upon motion the documents were received and filed and Resolution No. 296-24 Resolution of necessity finding that certain property in and near the North Cascade Road Urban Renewal Area is an Economic Development Area and that the development of said area is necessary in the interest of the residents of the City of Dubuque, IA., and setting a date for a hearing on a proposed amended and restated urban renewal plan for said area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on October 21, 2024 in the Historic Federal Building.

**RESOLUTION NO. 296-24
RESOLUTION OF NECESSITY FINDING
THAT CERTAIN PROPERTY IN AND NEAR
THE NORTH CASCADE ROAD URBAN RE-
NEWAL AREA IS AN ECONOMIC DEVEL-
OPMENT AREA AND THAT THE DEVEL-
OPMENT OF SAID AREA IS NECESSARY IN
THE INTEREST OF THE RESIDENTS OF
THE CITY OF DUBUQUE, IA., AND SETTING
A DATE FOR A HEARING ON A PROPOSED
AMENDED AND RESTATED URBAN RE-
NEWAL PLAN FOR SAID AREA**

Whereas, the City Council of the City of Dubuque has heretofore, by Resolution 380-15, adopted November 2, 2015, as amended, approved the Urban Renewal Plan (the "Urban Renewal Plan") for the North Cascade Road Housing Urban Renewal Area (the "Area") in order to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined by Iowa Code 403.17(12), as described

in the Urban Renewal Plan; and

Whereas, City staff has recommended that the Urban Renewal Plan be amended to add additional areas and current project details, including the construction of expanded water infrastructure to better serve the Area; and

Whereas, the City Council has determined that the area described in Attachments A and B to this Resolution meets the definition of an economic development area as defined in Chapter 403 "Urban Renewal" of the Iowa Code, and staff has advised that all required consents from Dubuque County and the owners of any agricultural land have been obtained; and

Whereas, a significant need for housing units exists in the community and local resources are needed to advance the development; and

Whereas, Iowa Code Chapter 403 requires that before urban renewal authority may be exercised, a City Council must adopt a resolution of necessity finding that the area in question is a slum, blighted or economic development area, and that so designating such area is necessary in the interest of the public health, safety or welfare of the residents of the municipality.

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

Section 1. That the area generally described in Attachment A and B to this Resolution is an economic development area as defined by Chapter 403 of the Iowa Code and is appropriate for an urban renewal project and public improvements related to housing and residential development.

Section 2. That the further development of the amended North Cascade Road Housing Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning and local community objectives.

Section 3. That the development of this area will provide new opportunities for quality housing and job creation in the community.

Section 4. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan for the North Cascade Road Housing Urban Renewal Area and to begin the consultation process required by law with affected taxing entities.

Section 5. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Amended and Restated Urban Renewal Plan for the North Cascade Road Housing Urban Renewal Area to be held on the 21st day of October, 2024, at 6:30 p.m. in the Historic Federal Building in Dubuque, IA., 350 W. 6th Street, Dubuque, IA. and that said notice shall generally identify the area covered by the

Plan and the general scope of the Urban Renewal Plan activities planned for such area.

Section 6. That the Economic Development Director is further directed to send by ordinary mail a copy of said Plan and notice of public hearing to the Dubuque Community School District, and the County Board of Supervisors, as the affected taxing entities.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Civic Center Advisory Commission: One, 3-Year term through June 29, 2027 (Expired term of Jacobs). Applicant: Danielle Jacobs, 3130 Shiras Ave.

2. Community Development Advisory Commission: One, 3-Year term through February 15, 2026 (Vacant At-Large term of Mozena) and one, 3-Year term through February 15, 2027 (Vacant Low to Moderate Income Representative term of Woodyard). Applicants: Gabriel Mozena, 196 Bluff St. (Qualifies for Low to Moderate Income Representative and At-Large) and Julie Woodyard, 1950 Coates St. (Qualifies for At-Large).

PUBLIC HEARINGS

1. Request to Rezone 27 Locust Street: 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 Wethal. Planning Services Director Wally Wernimont provided a staff report. Applicant Josh Jansen, 11368 Rock Grove Ct., spoke in support of the rezoning and gave a brief overview of the proposed apartment project. City Clerk Breitfelder stated that written input was received by Ken Lin, 1103.5 Iowa St. In response to City Council questions, Mr. Wernimont outlined the separation requirements for existing billboards. He noted that the adjacent parking lot, zoned C-3, is owned by both the City and the Iowa Department of Transportation, and will be utilized for upcoming improvements to the Julien Dubuque Bridge. Nearby property owned by Mr. Lin is in a mixed-use area. City Council Members expressed support for the project, emphasizing the need for more housing and

noting its key location as the first impression for motorists entering Iowa. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 54-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 27 Locust Street (PIN 1025426011 and 1025426022) from C-3 General Commercial District to C-4 Downtown Commercial District. Seconded by Wethal. Motion carried 7-0.

ORDINANCE NO. 54-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 27 LOCUST STREET (PIN 1025426011 AND 1025426022) FROM C-3 GENERAL COMMERCIAL DISTRICT TO C-4 DOWNTOWN COMMERCIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 C-3 General Commercial District to C-4 Downtown Commercial District, to wit:

South ½ of City Lot 574, Lots 2-2 of Lot 575, and Lot 1 of Lot 575 and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 16th day of September, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Request to Rezone 1090 Radford Road: 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 Sprank. Mr. Wernimont provided a staff report. In response to a council question, Mr. Wernimont explained that current policy requires four members of the Zoning Advisory Commission (ZAC) for a quorum. While four members attended the recent meeting, one abstained from voting due to a conflict of interest. He noted that policy allows a simple majority vote from members present who do not have conflicts of interest.

Mr. Wernimont also emphasized that the ZAC makes recommendations, but the City Council is the approving body responsible for policy decisions. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 55-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1090 Radford Road (per exhibit a) from CS Commercial Service District to R-3 Moderate Density Multi-Family Residential District. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 55-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1090 RADFORD ROAD (PER EXHIBIT A) FROM CS COMMERCIAL SERVICE DISTRICT TO R-3 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 CS Commercial Service District to R-3 Moderate Density Multi-Family Residential District, to wit:

Per Exhibit A, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 16th day of September, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Request to Rezone 1142 University Avenue: 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 Farber. Mr. Wernimont provided a staff report. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 56-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located

at 1142 University Avenue from C-2 Neighborhood Shopping Center District to R 2 Two-Family Residential District. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 56-24

AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1142 UNIVERSITY AVENUE FROM C-2 NEIGHBORHOOD SHOPPING CENTER DISTRICT TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 C-2 Neighborhood Shopping Center District to R-2 Two-Family Residential District, to wit:

Lot 57 and Parcel B of Lot 2 of Lot 56 in S.M. Langworthy's Addition, and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 16th day of September, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Proposed Development Agreement between the City of Dubuque, IA. and Kinseth Hospitality Company, Inc.: Motion by Resnick to receive and file the documents and adopt Resolution No. 297-24 Approving disposal of an interest in real property owned by the City of Dubuque by sale through a Development Agreement with Kinseth Hospitality Company, Inc. Seconded by Jones. Ben Kinseth, Executive Vice President of Kinseth Hospitality Company, Inc., briefly summarized the project and its potential benefits to the community. City Council Members voiced support for the project, highlighting the need for more hotels to support tourism and its convenient location near the Mississippi River and downtown attractions. Motion carried 7-0.

RESOLUTION NO. 297-24

APPROVING DISPOSAL OF AN INTEREST IN REAL PROPERTY OWNED BY THE CITY OF DUBUQUE BY SALE THROUGH A DEVELOPMENT AGREEMENT WITH KINSETH HOSPITALITY COMPANY, INC.

Whereas, the City Council of Dubuque, IA., did on September 3, 2024, adopt an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District ("the Plan") for the Urban Renewal Area described therein; and

Whereas, the City of Dubuque, IA., is interested in stimulating reinvestment in the Greater Downtown Urban Renewal District; and

Whereas, the Plan provides, among other things, for the disposition of properties for private development purposes; and

Whereas, Kinseth Hospitality Company, Inc. has submitted to the City a proposal in the form of an offer to purchase (the "Development Agreement") for the purchase of certain City-owned real property hereinafter described, to wit LOT 2 RIVERWALK 9TH ADDITION ("the Property"), which Development Agreement proposes Kinseth Hospitality Company, Inc. will undertake the construction of a building located on the Property as described therein, which Property is the real estate consisting of approximately 2 acres shown on Exhibit A, and which Development Agreement requests that this Property be made available for sale as rapidly as possible; and

Whereas, Iowa Code Chapter 403 authorizes cities to dispose of property in furtherance of an urban renewal project and to take other actions as may be necessary to carry out the purposes of said Chapter, and the Plan similarly authorizes the City to dispose of property; and

Whereas, in compliance with Iowa Code Section 403.8, and to the extent required by law, Iowa Code Section 364.7, the City Council has set forth its proposal to dispose of its interests in the Property and the City Clerk published a notice on August 15, 2024, as required by law soliciting competitive proposals for the Property; and

Whereas, as of 10:00 a.m. on September 16, 2024, the City Clerk received no competitive proposals for the Property; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to approve the Development Agreement proposed by Kinseth Hospitality Company, Inc. and the sale of the Property as provided in the Development Agreement.

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

Section 1. The Council finds that the transfer of the Property will promote the purposes of the urban renewal law, Iowa Code Ch. 403 in the City and, together with the other consideration provided for in the Agreement, that these benefits constitute fair value for the City's disposal of interests in the Property under Iowa Code Section 403.8.

Section 2. The Development Agreement between the City and Kinseth Hospitality Company, Inc. including the sale of the Property as provided therein, is hereby approved.

Section 3. The Mayor is authorized and directed to execute said Development Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

5. Community Development Block Grant FY24 Annual Action Plan Amendment #1 Public Hearing: Motion by Rousell to receive and file the documents and adopt Resolution No. 298-24 Adopting the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 298-24
ADOPTING THE FISCAL YEAR 2025 (PROGRAM YEAR 2024) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AMENDMENT #1**

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 reviewed the first amendment to the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents.

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

Section 1. That the Community Development Block Grant Fiscal Year 2025 (Program Year 2024) Annual Action Plan Amendment #1, 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 directed 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 #1 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 16th day of September 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

6. Vacating of a portion of a Storm Water Detention Basin Access Easement across a Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., common address 3100 Cedar Crest Ridge: Motion by Resnick to receive and file the documents and adopt Resolution No. 299-24 Disposing of property by vacating city interest in a portion of a Storm Water Detention Basin Access Easement through, over, and across part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA.. Seconded by Sprank. Motion carried 7-0.

**RESOLUTION NO. 299-24
DISPOSING OF PROPERTY BY VACATING
CITY INTEREST IN A PORTION OF A
STORM WATER DETENTION BASIN AC-
CESS EASEMENT THROUGH, OVER, AND
ACROSS PART OF LOT 2 OF CEDAR
RIDGE FARM PLACE # 10, IN THE CITY OF
DUBUQUE, IA.**

Whereas, the City Council, by Resolution No. 276-24, dated the 3rd day of September 2024, declared its intent to dispose of City interest in utility easements on real property, legally described as:

Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., according to the recorded plat thereof (the Property); and

Whereas, the City of Dubuque and Drake House South, LLC have agreed to relocate the existing storm water detention basin access easement thru Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. in order to accommodate the proposed commercial development on said lot; and

Whereas, Drake House South, LLC has executed the newly located Storm Water Detention Basin Access Easement through, over, and across Part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., which by Resolution 235-24 was accepted by the City of Dubuque and recorded as Instrument Number 2024-7239 in the Dubuque County Recorder's Office; and

Whereas, the City now needs to vacate a portion of the original Storm Water Detention Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office; and

Whereas, pursuant to published notice, a public hearing was held on the proposed disposition on the 16th day of September 2024 at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, Dubuque, IA.; and

Whereas, it is the determination of the City Council that City interest in a portion of the original Storm Water Detention Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA., originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office, as shown on the attached Exhibit A should be vacated and doing so is in the public interest of the City of Dubuque.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.

Section 1. The City hereby vacates all interest in a portion of the original Storm Water Detention Basin Access Easement through, over, and across Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA. originally created on the Final Plat of Cedar Ridge Farm Place No. 4 recorded as Instrument Number 12997-01 in the Dubuque County Recorder's Office, as shown on the attached Exhibit A.

Section 2. The City Clerk is hereby authorized to and directed to record this resolution with the Dubuque County Recorder.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Public Hearing - State Revolving Fund (SRF) Loan - Environmental Review Bipartisan Infrastructure Law State Revolving Fund (SRF) Private Lead Service Line Replacement Pilot Program: Motion by Wethal to receive and file the documents and adopt Resolution No. 300-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program: Approval of an Environmental Review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program. Seconded by Sprank. In response to City Council questions, Water Department Director Chris Lester explained that the program revision expands the eligibility area, as the initial timeframe did not reach the maximum of 585 properties. He added that city staff sent letters to eligible residences based on census tract data to notify them of their qualification for the program. Motion carried 7-0.

**RESOLUTION NO. 300-24
STATE REVOLVING FUND (SRF) LOAN -
ENVIRONMENTAL REVIEW PRIVATE LEAD
SERVICE LINE REPLACEMENT PILOT
PROGRAM: APPROVAL OF AN ENVIRON-
MENTAL REVIEW AS PROVIDED BY SRF'S
DEPARTMENT OF NATURAL RESOURCES
FOR THE PRIVATE LEAD SERVICE LINE**

REPLACEMENT PILOT PROGRAM

Whereas, the City of Dubuque is pursuing an engineered solution to reduce the number of private lead service lines in the City of Dubuque through an Iowa, State Revolving Fund assisted pilot program; and

Whereas, as part of the SRF loan process, the City is required to complete an environmental review through the public hearing process; and

Whereas, public notification of the hearing was advertised on August 9, 2024, a minimum of 30 days prior to the public hearing per SRF IDNR requirements; and

Whereas, a public hearing was held on the 16th day of September 2024 at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350 W. 6th Street, Dubuque, IA., at which time interested persons appeared and heard for or against the proposed environmental review of said Project; and

Whereas, a discussion was held on the environmental impacts of said project; and

Whereas, a transcript of the public hearing and a summary of public comments will be available for public review.

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

Section 1. The environmental review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program, is hereby approved, and staff is directed to submit the required executed documentation to SRF, Iowa Department of Resources.

Passed, adopted, and approved this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Water Department Operations SCADA System Upgrade Project - Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 301-24 Approval of plans, specifications, form of contract, and estimated cost for the Water Department Operations SCADA System Upgrade Project. Seconded by Resnick. In response to a council question, Mr. Lester explained that the current system is outdated, and the new system will improve efficiency. City Council Members expressed enthusiasm for the modernization. Motion carried 7-0.

**RESOLUTION NO. 301-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE WATER DEPARTMENT
OPERATIONS SCADA SYSTEM UPGRADE
PROJECT**

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IA.:

Section 1. The plans, specifications, form of contract and estimated cost for the Water Department Operations SCADA System Upgrade Project in the amount of \$2,158,000, are hereby approved.

Passed, adopted and approved this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC INPUT

Diane Heiken, Susan Cerwin, and Diane Pile, all of 1865 Radford Rd., spoke about a bed bug infestation in their apartment complex and expressed concerns over city policy that limits involvement to units with a confirmed infestation. They advocated for a policy change that would allow the city to address the entire apartment complex to resolve the issue.

ACTION ITEMS

1. National Policewoman Day Photo: Motion by Roussell to receive and file the documents. Seconded by Jones. Police Chief Jeremy Jensen shared a photo of the women of the Dubuque Police Department in recognition of National Police Woman Day on September 12. Police Officer Kim Hoover spoke about Dubuque hosting the Iowa Association of Women Police Conference in March of 2026. Assistant City Manager Cori Burbach stated that Officer Hoover is co-chair of the recently created Women Rising Together Employee Resource Group. City Council Members praised the leadership of female police officers and emphasized the importance of further expanding the presence of women in the field. Motion carried 7-0.

2. Keymont Drive Pavement Rehabilitation Project - Award Public Improvement Contract - Project No. 5521000018: Motion by Farber to receive and file the documents and adopt Resolution No. 302-24 Awarding Public Improvement Contract for the Keymont Drive Pavement Rehabilitation Project. Seconded by Sprank. Responding to a council question, Assistant City Engineer Bob Schisel stated that all contractors bid on the same project specifications. City Council Members expressed gratitude to Keymont Drive residents for their patience with the project's initiation. Motion carried 7-0.

**RESOLUTION NO. 302-24
AWARDING PUBLIC IMPROVEMENT
CONTRACT FOR THE KEYMONT DRIVE
PAVEMENT REHABILITATION PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Keymont

Drive Pavement Rehabilitation Project, (the Project) pursuant to Resolution No. 258-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 26th day of August 2024; and

Whereas, said sealed proposals were opened and read on the 10th day of August 2024 and it has been determined that Eastern Iowa Excavating & Concrete LLC of Cascade, Iowa, submitted low bid in the amount of \$142,733.36, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Eastern Iowa Excavating & Concrete LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

3. Approval of Sublease and Operations Agreement with Dubuque Forward LLC: Motion by Resnick to receive and file the documents and adopt Resolution No. 303-24 Approving a Sublease and Operations Agreement between the City of Dubuque, IA. and Dubuque Forward LLC. Seconded by Sprank. In response to City Council questions, City Manager Van Milligen explained that the City will sub-lease the park from Dubuque Forward LLC. While the City will handle park maintenance, Dubuque Forward LLC will cover all associated costs. The park, named 897 Central Park, had the City Council's preferences incorporated into its lease terms. City Attorney Brumwell cited Chapter 670 of the Iowa Code concerning city liability. City Council Members praised the park and advised that the City should be involved early in future private projects seeking to collaborate with the City. Motion carried 7-0.

**RESOLUTION NO. 303-24
APPROVING A SUBLEASE AND OPERATIONS AGREEMENT BETWEEN THE CITY OF DUBUQUE, IA. AND DUBUQUE FORWARD LLC**

Whereas, Dubuque Forward LLC has leased from Molo Oil Company Lots 257 and 258 in the City of Dubuque (897 Central Avenue); and

Whereas, the City of Dubuque desires to sublease said premises to maintain and operate this area as a public park; and

Whereas, it is the determination of the City Council that approval of the sublease and op-

erations agreement, according to the terms and conditions set out in the agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Sublease and Operations Agreement by and between the City of Dubuque and Dubuque Forward LLC for the sublease of the privately developed park will now become a public park through this agreement to be maintained by the City of Dubuque, a copy attached hereto, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Sublease and Operations Agreement on behalf of the City of Dubuque.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Sublease and Operations Agreement as herein approved.

Passed, approved, and adopted this 16th day of September 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

4. Request to Amend City Ordinance on Speed Limit Reduction - Peru Road from Roosevelt Street to City Limits: 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 Sprank. City Council Members expressed support for the speed limit reduction to 35 miles per hour on Peru Road from Roosevelt Street to City Limits (Tanzanite Drive). Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 57-24 Amending City of Dubuque Code of Ordinances Title 9 Motor Vehicles and Traffic, Chapter 7 Operation, Division 5 Speed Restrictions, Section 9-7-321.285 Limits Generally. Seconded by Sprank. Motion carried 7-0.

**ORDINANCE NO. 57-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 9 MOTOR VEHICLES AND TRAFFIC, CHAPTER 7 OPERATION, DIVISION 5 SPEED RESTRICTIONS, SECTION 9-7-321.285 LIMITS GENERALLY**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 9-7-321.285 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

9-7-321.285: LIMITS GENERALLY:

....

C. When signs are erected giving notice thereof, the following shall be the lawful

speed on the streets or portions thereof designated herein:

....

Thirty-five (35) miles per hour:

....

Peru Road, Sheridan Road to northerly city limits.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 16th day of September 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

5. Greater Dubuque Development Corporation Request to Convert Format of Quarterly Updates to Work Sessions: Motion by Sprank to receive and file the documents and refer to council. Seconded by Roussell. City Council Members expressed support for converting the format of Greater Dubuque Development Corporation's quarterly updates to City Council work sessions. The first Greater Dubuque Development Corporation Quarterly Update Work Session will occur at 6:00 p.m. on October 21, 2024. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on volunteering at the Dubuque Farmer's Market and AmeriCorps 30th anniversary celebration.

Council Member Sprank reported on the Dubuque Area Labor Harvest food giveaway, the Blocktoberfest event, the Dubuque Oktoberfest event, and Alpine Mobile Home Park recently forming a neighborhood association.

Council Member Wethal reported on the Boards and Commissions annual picnic and Outside the Lines Art Gallery's Great Draw Street Art Competition.

Council Member Jones also reported on the Boards and Commissions picnic.

Council Member Farber reported on the Boards and Commissions picnic and the ribbon cutting for 897 Central Park.

Mayor Cavanagh reported on Dubuque Oktoberfest, recently welcoming international students to Dubuque, delivering his annual State of the City address, and the Nathaniel Morgan Memorial event. Mayor Cavanagh also made a statement regarding to the recent assassination attempt on President Donald Trump.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:47 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Roussell. Mayor Cavanagh stated for the rec-

ord that the attorneys who will consult with City Council on the issues to be discussed in the closed session are City Attorney Brumwell and Assistant City Attorney Jason Lehman. Motion carried 7-0.

The City Council reconvened in open session at 9:21 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:21 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 6:30 p.m. on September 30, 2024, 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 conducting a work session on the Central Avenue and White Street Corridor Traffic Study.

WORK SESSION

Central Avenue and White Street Corridor Traffic Study

Traffic Engineer Justine Hull introduced Bolton and Menk Senior Traffic Engineer Jennifer McCoy and Urban Planner Andrew Dresdner, who presented on the progress of the Central Avenue and White Street Corridor Traffic Study and outlined four potential scenarios for traffic routing. The consultants addressed a range of questions from the City Council, covering topics such as interpreting conflict points, congestion level timeframes, state design standard requirements, connectivity, and the city's input on scenarios. In response to questions, City Manager Van Milligen noted that the 14th Street overpass, officially named the Building Bridges to Employment and Equity (B2E2) Project, is projected for completion in 2030. He also mentioned that he advised the consultants not to request any decisions from the City Council tonight, given that it was the first time the information was being presented and the session was meant for discussion. Van Milligen indicated that the timeline for implementing any updates to traffic routing is contingent on the funding source, pointing out that any major changes will likely result in a projected completion date of 2030. In response to a question about why costs were not included with each scenario, the consultants explained that they deliberately chose not to present cost information at this point in the study to focus on guiding principles. If the traffic routing scenarios are narrowed down to two options, they will be able to share cost details at their next presentation to the City Council on November 18, 2024. The City Council offered feedback on several topics,

including gathering public input from various stakeholders, enhancing connectivity to key locations and routes, addressing parking concerns, and determining how to achieve the desired vehicle speeds.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:49 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on October 7, 2024, 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 Smart Parking Mobility Management Plan.

WORK SESSION

Smart Parking Mobility Management Plan

Director of Transportation Services Ryan Knuckey introduced Kevin White from Walker Consulting, who together presented the progress of the Smart Parking Mobility Management Plan. White responded to City Council's questions on transaction fees, strategies for the system to financially sustain itself, and registration options for parking ramps. In response to a question about data retention timeframes for license plates, White explained that the Information Technology (IT) department had consulted with vendors to ensure Payment Card Industry (PCI) compliance. Collaboration will occur with the City Attorney's Office to establish appropriate retention periods. He also noted that users could opt not to store their license plate information in the system. Addressing inquiries about potential updates to city code, White and Knuckey indicated that changes to on-street parking locations and certain rate adjustments would be necessary. Once the contract with the chosen vendor for ramp parking technology is finalized, staff will proceed with the relevant code updates. City Council members voiced their support for the variety of payment options available for parking meters and ramps, as well as the use of data to guide informed decision-making.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on October 7, 2024, 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

PRESENTATIONS

ICMA YSEALI Fellow Introduction: Assistant City Manager Cori Burbach introduced International City/County Management Association (ICMA) Young Southeast Asian Leaders Initiative (YSEALI) Fellow May Hadee, who provided a summary of her time in Dubuque.

PROCLAMATIONS

1. Domestic Violence Awareness Month (October 2024) was accepted by Angela Heister on behalf of Waypoint Services.

2. Arts and Humanities Month (October 2024) was accepted by Arts and Cultural Affairs Manager Bonnie Spurling on behalf of the Arts and Cultural Affairs Division.

3. Community Planning Month (October 2024) was accepted by the Planning Services Department.

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: Airport Commission of August 27, 2024; Arts and Cultural Affairs Advisory Commission Minutes of July 23, 2024 and Report of August 27, 2024; City Council Proceedings of September 16, 2024; Historic Preservation Commission of August 15, 2024; Long Range Planning Advi-

sory Commission of July 17, 2024; Zoning Advisory Commission of September 4, 2024; Zoning Board of Adjustment of August 22, 2024; Proof of Publication for City Council Proceedings of August 19, August 20, August 21, August 21, and September 3, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Kira Kieffer and John Liphardt for vehicle damage; Jacob Ludwig for vehicle damage; Dennis Thein 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: Kira Kieffer and John Liphardt for vehicle damage; Jacob Ludwig for vehicle damage; Dennis Thein for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approving Expenditures: Upon motion the documents were received and filed, and Resolution No. 304-24 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.

**RESOLUTION NO. 304-24
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, IA. 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 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. North Grandview Avenue Pavement Rehabilitation Project - PROJECT 5521000018: Upon motion the documents were received and filed, and Resolution No. 305-24 Accepting the North Grandview Avenue Pavement Rehabilitation Project and authorizing final payment to the contractor was adopted.

**RESOLUTION NO. 305-24
ACCEPTING THE NORTH GRANDVIEW AVENUE PAVEMENT REHABILITATION PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for the North Grandview Avenue Pavement Rehabilitation Project (the Project) has been completed by the contractor, Eastern Iowa Excavating and Concrete LLC (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$382,449.82; and

Whereas, the Contractor has previously been paid \$363,327.33, leaving a balance of \$19,122.49; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$19,122.49 as provided in

Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Acceptance of Grants of Easement for Access and Maintenance as Part of the 2024 SRF Green Alley Project: Upon motion the documents were received and filed, and Resolution No. 306-24 Accepting Grants of Easement for Access and Maintenance Associated with the 2024 SRF Green Alley Project, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 306-24
ACCEPTING GRANTS OF EASEMENT FOR
ACCESS AND MAINTENANCE ASSOCIAT-
ED WITH THE 2024 SRF GREEN ALLEY
PROJECT, IN THE CITY OF DUBUQUE, IA.**

Whereas, Phillip M. Brown has executed a Grant of Easement for Access and Maintenance across Part of Lot 1 of Lot 2 of the North Middle 1/5 of City Lot 435, in the City of Dubuque, IA.; and

Whereas, Mid-America Property Management, LLC, has executed a Grant of Easement for Access and Maintenance across Part of the Northerly 8 feet 1 inch of the South Middle 1/5, and the Southerly 32' of the Middle 1/5, of City Lot 435, in the City of Dubuque, IA., and Part of the North 19.2 feet of Middle one-fifth, and Lot 2 of Lot 2 of North Middle one-fifth, of City Lot 435, in the City of Dubuque, IA.; and

Whereas, Rider Lacey Block, LLC, has executed a Grant of Easement for Access and Maintenance across Part of the South One-Fifth and the South 14 feet of the South Middle One-Fifth of City Lot 440, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grants of Easement for Access and Maintenance, across the properties as listed above, in the City of Dubuque, IA. from the property owners as listed above, copies of which are attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. That the City Clerk be and is hereby authorized and directed to record a certified copy of this resolution with each said Grant of Easement for Access and Maintenance in the offices of the City Assessor, Dubuque County Recorder and Dubuque County Auditor.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. 2024 Boating Infrastructure Tier 1 Grant - Dredge Dubuque Marina: Approve Iowa Department of Natural Resources Subrecipient Grant Agreement: Iowa DNR Agreement No. 25CRDFBGSCO-0001: USFWS Agreement No. F24AP01981: Upon motion the documents were received and filed, and Resolution No. 307-24 Approving a 2024 Boating Infrastructure Tier 1 Grant Subrecipient Agreement (Agreement No. 25CRDFBGSCO-0001) with the Iowa Department of Natural Resources to assist with maintenance dredging at Dubuque Marina was adopted.

**RESOLUTION NO. 307-24
APPROVING A 2024 BOATING INFRA-
STRUCTURE TIER 1 GRANT SUBRECIPI-
ENT AGREEMENT (AGREEMENT NO.
25CRDFBGSCO-0001) WITH THE IOWA
DEPARTMENT OF NATURAL RESOURCES
TO ASSIST WITH MAINTENANCE DREDG-
ING AT DUBUQUE MARINA**

Whereas, on September 5, 2023, per Resolution 284-23, the City Council authorized staff to submit the 2024 Boating Infrastructure (BIG) Tier 1 Grant application to the Iowa DNR for dredging Dubuque Marina to provide transient boaters, and boaters who operate vessels 26 feet or larger, access to docking and safe harbor facilities; and

Whereas, on July 11, 2024, the Iowa DNR Commission approved the 2024 BIG Tier 1 grant award and the Subrecipient Grant Agreement with the City of Dubuque in the amount of \$170,100; and

Whereas, the City will be responsible for the lead agency role for administering the federal 2024 BIG Tier 1 grant.

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

Section 1. That said 2024 BIG Tier 1 Subrecipient Grant Agreement (Agreement No. 25CRDFBGSCO-0001) with the Iowa Department of Natural Resources to assist with funding to perform maintenance dredging at Dubuque Marina is hereby approved.

Section 2. That the Mayor be authorized and directed to execute the 2024 BIG Tier 1 Subrecipient Grant Agreement (Agreement No. 25CRDFBGSCO-0001) with the Iowa Department of Natural Resources.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. 15th Street Railroad At-Grade Crossing Closure: CPKC Railroad Roadway At-Grade Crossing Closure Agreement: State of Iowa Section 130 Crossing Closure Incentive Agreement: City Manager provided information to City Council on the executed agreements with both the Canadian Pacific Kansas City (CPKC) Limited Railroad and Iowa Department of Transportation (Iowa DOT) for the permanent closure of the 15th Street Railroad At-Grade Crossing. Upon motion the documents were received and filed.

9. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Eastern Iowa Excavating and Concrete, LLC for the Keymont Drive Pavement Rehabilitation Project. Upon motion the documents were received, filed, and approved.

10. Pre-annexation Agreement – 10675 Key West Dr., David Herbst: Upon motion the documents were received and filed, and Resolution No. 308-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and David Herbst was adopted.

**RESOLUTION NO. 308-24
APPROVING A PRE-ANNEXATION
AGREEMENT BETWEEN THE CITY OF
DUBUQUE, IA. AND DAVID HERBST**

Whereas, DAVID HERBST, the owner of the following described property located at 10675 Key West Drive in Dubuque County, IA. (the Property) has submitted to the City Council of the city of Dubuque an application for voluntary annexation of the Property to the City of Dubuque:

Lot 4, Lot 5, and Lot 6, In Annie Waller's Subdivision in Section 12, Table Mound Township, Dubuque County, Ia., According to The Recorded Plats Thereof; and

Whereas, David Herbst has entered into a Pre-annexation Agreement with the City of Dubuque, a copy of which is attached hereto governing the future annexation of the Property; and

Whereas, the Property is not subject to an existing annexation moratorium; and

Whereas, the Property does not include any state or railroad property; and

Whereas, Iowa Code Section 368.7 authorizes the voluntary annexation of property in Dubuque County, IA. and the extension of city limits by voluntary annexation; and

Whereas, the annexation of the Property is consistent with the Comprehensive Plan of the City of Dubuque, necessary for the future orderly growth and development of the City of Dubuque, and will promote efficient and cost-effective extension of municipal services; and

Whereas, the City Council finds that the

annexation of the Property is in the public interest.

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

Section 1. The Pre-annexation Agreement by David Herbst and the City of Dubuque is hereby approved.

Passed, approved and adopted this 7th day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

11. Pre-annexation Agreement – 10270 Key West Dr., St. Joseph's Church: Upon motion the documents were received and filed, and Resolution No. 309-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and St. Joseph's Church, Key West & St. Joseph's Church Corp (Key West) was adopted.

**RESOLUTION NO. 309-24
APPROVING A PRE-ANNEXATION
AGREEMENT BETWEEN THE CITY OF
DUBUQUE, IA. AND ST. JOSEPH'S
CHURCH, KEY WEST & ST. JOSEPHS
CHURCH CORP (KEY WEST)**

Whereas, St. Joseph's Church, Key West & St. Josephs Church Corp (Key West), the owners of the following described property located at 10270 Key West Drive in Dubuque County, IA. (the Property) have submitted to the City Council of the city of Dubuque an application for voluntary annexation of the Property to the City of Dubuque:

Lot 1 of 6 of the NE of the SE and Lot 1 of 3 of the SE of the SE, Section 11, T88N R2E; and Lot 1 of 1 of the NW of the SW, Lot 2 of the NW of the SW, Lot 1 of 1 of the SW of the SW, Lot 2 of the SW of the SW, and Lot 3 of 2 of 1 of the SW of the SW, Section 12 T88N R2E

Whereas, St. Joseph's Church, Key West & St. Joseph's Church Corp (Key West) have entered into a Pre-annexation Agreement with the City of Dubuque, a copy of which is attached hereto governing the future annexation of the Property; and

Whereas, the Property is not subject to an existing annexation moratorium; and

Whereas, the Property does not include any state or railroad property; and

Whereas, Iowa Code Section 368.7 authorizes the voluntary annexation of property in Dubuque County, IA. and the extension of city limits by voluntary annexation; and

Whereas, the annexation of the Property is consistent with the Comprehensive Plan of the City of Dubuque, necessary for the future orderly growth and development of the City of Dubuque, and will promote efficient and cost-effective extension of municipal services; and

Whereas, the City Council finds that the annexation of the Property is in the public interest.

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

Section 1. The Pre-annexation Agreement by St. Joseph's Church, Key West & St. Josephs Church Corp (Key West) and the City of Dubuque is hereby approved.

Passed, approved and adopted this 7th day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

12. Approving the Assignment and Assumption of the Lease Agreement by and among the City of Dubuque, IA., David S. Hartig Jr., and Rabbit Hollow Nature Conservancy Inc.: Upon motion the documents were received and filed, and Resolution No. 310-24 Approving the Assignment and Assumption of the Lease Agreement by and among the City of Dubuque, IA., David S. Hartig Jr., and Rabbit Hollow Nature Conservancy Inc. was adopted.

**RESOLUTION NO. 310-24
APPROVING THE ASSIGNMENT AND ASSUMPTION OF THE LEASE AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IA., DAVID S. HARTIG JR., AND RABBIT HOLLOW NATURE CONSERVANCY INC.**

Whereas, the City Council of the City of Dubuque, IA. entered into a Lease Agreement, dated February 17, 2024, and subsequently amended and restated on April 4, 2016, with David S. Hartig, Jr. for the lease of real estate legally described as:

Lot 1-1-2-1 Mineral Lot 507,
Lot 1-1-2-1-2-1-4 Mineral Lot 501,
Lot 2-1-2-1-1-2-1-4 Mineral Lot 501,
Lot 1 Old Mill Place,
Lot 2 Papke Place,
Lot 1-1-2-1-1-2-1-4 Mineral Lot 501,
Lot 2-1-1-1-1-2-1-4 Mineral Lot 501, and
Lot 2-1-2-1-2-1-4 Mineral Lot 501; and

Whereas, David S. Hartig Jr. has entered into an Assignment and Assumption of Lease Agreement with Rabbit Hollow Nature Conservancy Inc.; and

Whereas, David S. Hartig Jr. desires to assign all of its rights and obligations under the Lease Agreement to Rabbit Hollow Nature Conservancy Inc. and Rabbit Hollow Nature Conservancy Inc. desires to accept such rights and obligations on the terms and conditions set forth in the Lease Agreement; and

Whereas, the Lease Agreement requires the consent of the City to an assignment; and

Whereas, the City Council finds that consent to the Assignment and Assumption of Lease Agreement is in the best interest of the

City of Dubuque.

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

Section 1. The Assignment and Assumption of the Lease Agreement is hereby approved.

Section 2. The City Manager is hereby authorized and directed to execute the Assignment and Assumption of the Lease Agreement on behalf of the City of Dubuque.

Passed, approved and adopted the 7th day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Proceedings to Set Public Hearing on October 21, 2024, for the Issuance of Not to Exceed \$27,000,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station and Force Main Project – Phase I: Upon motion the documents were received and filed and Resolution No. 311-24 To fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$27,000,000 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on October 21, 2024 in the Historic Federal Building

**RESOLUTION NO. 311-24
RESOLUTION TO FIX A DATE FOR A PUBLIC HEARING ON PROPOSAL TO ENTER INTO A SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$27,000,000**

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, pursuant to prior resolutions of the Council, the City has heretofore issued sewer revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior sewer revenue debt re-

mains outstanding (the "Outstanding Indebtedness"); and

Whereas, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

Whereas, the City now proposes to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$27,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the "Project"), and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. This City Council shall meet on October 21, 2024, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [Provided] form:

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$27,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the

City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Equity and Human Rights Commission Request for Commissioner Removal Equity and Human Rights Commission requesting City Council schedule a public hearing to consider the removal of Commissioner Enoc Sanchez from the Commission for noncompliance with the attendance requirement of the City Code of Ordinances. Upon motion the documents were received and filed and Resolution No. 312-24 Setting a public hearing on the intent to consider the removal of a commissioner from the Equity and Human Rights Commission was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on October 21, 2024, in the Historic Federal Building.

**RESOLUTION NO. 312-24
SETTING A PUBLIC HEARING ON THE INTENT TO CONSIDER THE REMOVAL OF A COMMISSIONER FROM THE EQUITY AND HUMAN RIGHTS COMMISSION**

Whereas, the City of Dubuque, IA., Equity and Human Rights Commission is governed by Title 8 of the City of Dubuque Code of Ordinances; and

Whereas, §8-2-10 of the Code of Ordinances establishes the requirement for attendance at commission meetings as follows:

8-2-10: MEETINGS:

....

D. Attendance:

1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings; and

Whereas, the Equity Human Rights Commission has recommended to the City Council

that Enoc Sanchez be removed from the Commission for failure to comply with the attendance requirements, such recommendation attached as Exhibit A; and

Whereas, §8-2-12 of the Code of Ordinances authorizes removal of a commissioner for cause upon written charges and after public hearing; and

Whereas, the City Council desires to set the public hearing on the removal of Enoc Sanchez from the Equity and Human Rights Commission.

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

Section 1. The City Council intends to consider the removal of Enoc Sanchez from the Equity and Human Rights Commission for noncompliance with the attendance requirement of the Code of Ordinances.

Section 2. The City Clerk is hereby authorized and directed to cause a notice to be mailed to Enoc Sanchez and published as prescribed by Iowa Code Section 362.3 of a public hearing on the City's intent to remove Enoc Sanchez from the Equity and Human Rights Commission, to be held on the 21st day of October 2024 at 6:30 p.m. in Dubuque, IA.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. 2024 SRF Green Alley Project: Initiate Public Bidding Process and Set Date for Public Hearing - Project No: 5581500018, 4281000045, 5581500020: Upon motion the documents were received and filed and Resolution No. 313-24 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 November 4, 2024 in the Historic Federal Building.

**RESOLUTION NO. 313-24
2024 SRF GREEN ALLEY 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the 2024 SRF Green Alley Project in the esti-

mated amount \$1,342,614.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 4th day of November, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor) 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The 2024 SRF Green Alley Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website, in a contractor plan room service with statewide circulation, and construction lead generating service with a statewide circulation which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 7th day of November 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 18th day of November 2024, in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. 2024 SRF Green Alley Project Special Assessments - Project No: 5581500018, 4281000045, 5581500020: Upon motion the documents were received and filed and Resolution No. 314-24 Approving the preliminary plats, schedule of assessments and estimate of total cost for the 2024 SRF Green Alley Project; Resolution No. 315-24 Of necessity for the 2024 SRF Green Alley Project; and Resolution No. 316-24 Fixing date of public hearing on resolution of necessity were adopted set-

ting a public hearing for a meeting to commence at 6:30 p.m. on November 4, 2024 in the Historic Federal Building.

**RESOLUTION NO. 314-24
APPROVING THE PRELIMINARY PLATS,
SCHEDULE OF ASSESSMENTS AND ESTI-
MATE OF TOTAL COST FOR THE 2024 SRF
GREEN ALLEY PROJECT**

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

Section 1. That the attached preliminary plats, schedule of assessments, and estimate of total cost for the 2024 SRF Green Alley Project are hereby approved.

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 315-24
RESOLUTION OF NECESSITY FOR THE
2024 SRF GREEN ALLEY PROJECT**

Whereas, the plat, preliminary schedule of assessments, and estimate of total cost for the 2024 SRF Green Alley Project have been duly prepared and approved by the City Council of the City of Dubuque and ordered placed on file in the office of City Clerk.

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

The 2024 SRF Green Alley Project will provide:

This project will include the reconstruction of three alleys in downtown Dubuque into permeable alleys.

The alleys are located between Iowa street and Central Avenue from 15th to 17th streets (2 alleys) and between Central Avenue and White Street from 17th to 18th Street (1 alley).

All three alleys will have all pavement removed, complete reconstruction of the water main and sanitary sewer with associated private services. excavation to allow for 3 feet of porous stone, installation of a subdrain, connections to storm sewer, concrete bands and brick pavers suited for permeable pavement. There is an existing Lumen fiber duct bank that needs to be worked around on the alley between Central Avenue and White Street. The alley between Central Avenue and Iowa Street from 15th to 16th Street will have permeable pavers installed in a unique design pattern. Some of the project quantities include the following:

- Excavation: 2780 CY
- 7" PCC Pavement: 550 SY

- Permeable Brick Pavers: 13360 SF
- ASTM 57 Stone: 285 Ton
- ASTM 2 Stone: 4020 Ton
- 8" PVC C900 Sanitary Sewer: 805 LF
- 6" DIP Water main: 610 LF
- 12" DIP water main: 260 LF
- Associated water services and sanitary services

There is on file in the office of the City Clerk an estimated total cost of the work, and a preliminary plat and schedule showing the amount proposed to be assessed to each lot for the improvement.

The date, time, and place the council will hear property owners subject to the assessment and interested parties for or against the improvement, its cost, the assessment, or the boundaries of the district: the 4th day of November 2024, at 6:30 p.m., in the Historic Federal Building Council Chambers, 350 West 6th Street, Dubuque, IA.

That the City Council deems it advisable and necessary for the public welfare to make the herein mentioned improvements.

Unless a property owner files objections with the City Clerk at the time of hearing on the resolution of necessity, the property owner is deemed to have waived all objections pertaining to the regularity of the proceeding and the legality of using the special assessment procedure.

Said improvements shall be constructed in accordance with the plans and specifications which have been approved by the City Council and are now on file in the Office of the City Clerk. The cost of making such improvement will be assessed against property lying with the assessment limits.

The above resolution was introduced, approved and ordered placed on file with the City Clerk this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 316-24
FIXING DATE OF PUBLIC HEARING ON
RESOLUTION OF NECESSITY**

Whereas, the City Council of the City of Dubuque, IA., has given its preliminary approval to the plat, preliminary schedule of assessments, and estimated total cost for the 2024 SRF Green Alley Project and ordered the plat, schedule of assessments, and estimate of total cost placed on file in the Office of the City Clerk; and

Whereas, the proposed Resolution of Necessity for Project has been introduced and is now on file in the Office of the City Clerk.

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

Section 1. The City Council will meet on the 4th day of November 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers, 350 West 6th Street, Dubuque, IA. 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.

Section 2. 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 City Clerk.

Section 3. The City Clerk be and is hereby authorized and directed to cause a notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published once each week for two consecutive weeks, the first publication of which shall be not less than ten days prior to the day fixed for its consideration.

Passed, adopted and approved this 7th day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Resilient Community Advisory Commission: One, 3-Year term through July 1, 2027 (Vacant term of Hoffman). Applicant: Rachel Schmidt Boeke, 1241 Jackson St. Boeke spoke in support of their application.

2. Zoning Advisory Commission: One, 5-Year term through July 1, 2027 (Vacant term of Sempf). Applicant: Troy Froistad, 477 West 3rd St. City Clerk Breifelder announced that Froistad submitted written input in support of their application.

Appointments were made to the following boards/commissions.

1. Civic Center Advisory Commission: One, 3-Year term through June 29, 2027 (Expired term of Jacobs). Applicant: Danielle Jacobs, 3130 Shiras Ave. Motion by Roussell to appoint Jacobs to the term. Seconded by Sprank. Motion carried 7-0.

2. Community Development Advisory Commission: One, 3-Year term through February 15, 2026 (Vacant At-Large term of Moz-

ena); One, 3-Year term through February 15, 2027 (Vacant Low to Moderate Income Representative term of Woodyard). Applicants: Gabriel Mozena, 196 Bluff St. (Qualifies for Low to Moderate Income Representative and At-Large); Julie Woodyard, 1950 Coates St. (Qualifies for At-Large). Motion by Jones to appoint Woodyard to the At-Large term. Seconded by Wethal. Motion carried 7-0. Motion by Farber to appoint Mozena to the Low to Moderate Income Representative term. Seconded by Sprank. Motion carried 7-0.

PUBLIC HEARINGS

1. Iowa Amphitheater on Schmitt Island Project Bid Package No. 1 (Site Demolition & Mass Grading) Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 317-24 Approval of Plans, Specifications, Form of Contract, and Estimated Cost for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading). Seconded by Sprank. Responding to a question from the City Council, City Manager Van Milligen stated that city staff will confirm the actual cost of the project once they receive bids. Civil Engineer Nathan Steffen explained the project estimates. Motion carried 7-0.

RESOLUTION NO. 317-24

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE IOWA AMPHITHEATER ON SCHMITT ISLAND PROJECT – BID PACKAGE NO. 1 (SITE DEMOLITION & MASS GRADING)

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

Section 1. That the attached plans, specifications, form of contract and estimate of total cost for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading) in the estimated amount \$1,018,000.00, are hereby approved.

Passed, approved, and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breifelder, City Clerk

ACTION ITEMS

1. Off-Premises Sign Regulations: Motion by Roussell to receive and file the documents and refer to the City Council for discussion. Seconded by Sprank. Planning Services Director Wally Wernimont explained that the recent rezoning of the former Bridge restaurant, along with concerns raised by Washington St. residents, prompted staff to present options on off-premises sign regulations for City Council's

consideration. Mr. Wernimont provided an overview of the history of the City's Unified Development Code (UDC), discussed the upcoming UDC revision process, and highlighted differences in sign regulations in other cities. City Council members expressed support for the ordinance imposing a temporary moratorium on new off-premises signs and initially proposed holding the first reading of the ordinance at this meeting, as it is a new proposal. Motion by Jones to receive and file the communications and approve first reading of a proposed ordinance Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 2 Building Construction, Demolition and Moving, Section 14-2-4 Moratorium for Construction or other work on certain streets, areas, or facilities by adding Section B Off Premises Sign Study Area. Seconded by Sprank. After discussion, the City Council concluded that allowing a two-week window for businesses to submit applications for new off-premises signs could lead to an increase in applications. The Council agreed that adopting the ordinance during this meeting would be the most effective way to prevent that. Motion withdrawn by Jones, who then motioned 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 Sprank. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 58-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 2 Building Construction, Demolition and Moving, Section 14-2-4 Moratorium for Construction or other work on certain streets, areas, or facilities by adding Section B Off Premises Sign Study Area. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 58-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 2 BUILDING CONSTRUCTION, DEMOLITION AND MOVING, SECTION 14-2-4 MORATORIUM FOR CONSTRUCTION OR OTHER WORK ON CERTAIN STREETS, AREAS, OR FACILITIES BY ADDING SECTION B OFF PREMISES SIGN STUDY AREA

Whereas, the City of Dubuque is committed to promoting the health, safety, and general welfare of its residents; and

Whereas, the current Unified Development Code (UDC) is in need of comprehensive review and update to better reflect the community's vision and land use goals; and

Whereas, off-premises signs can significantly impact the aesthetic character of the community, traffic safety, and the overall quality of life for residents; and

Whereas, the proliferation of off-premises signs may result in adverse effects, such as visual clutter, distraction for drivers, and potential conflicts with the objectives of the updated UDC; and

Whereas, a temporary moratorium on the issuance of permits for new off-premises signs will allow for a thorough evaluation of the community's needs, concerns, and preferences regarding signage and advertising; and

Whereas, the City of Dubuque desires to ensure that the future development of off-premises signs aligns with updated land use regulations and community standards; and

Whereas, the temporary suspension of off-premises sign permits is necessary to protect the public interest while the UDC is being reviewed and revised.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. City of Dubuque Code of Ordinances Section 14-2-4 is amended to read as follows:

Section 14-2-4: Moratorium for Construction or Other Work on Certain Streets, Areas or Facilities:

B. Off-premises sign Study Area: The city manager may not issue any permit for any new off-premises sign in the corporate limits of the city of Dubuque from the effective date hereof to March 1, 2026, except where a vested right to the issuance of such permit accrued prior to the effective date hereof.

Section 2. This ordinance shall take effect upon publication

Passed, approved and adopted this 7th day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Request for Proposals (RFP) for Historic Millwork District Outdoor Community Space Engagement, Design, Construction Management: Motion by Roussel to receive and file the documents and approve the RFP for Historic Millwork District Outdoor Community Space Engagement, Design, and Construction Management, and then direct staff to post the RFP and initiate the consultant selection process. Seconded by Wethal. In response to a City Council question, Wernimont explained that the proposed cost covers hiring the contractor, conducting community engagement, and developing the concept plan. He also outlined the role of the steering committee and emphasized that the park will be accessible to

the entire community. City Manager Van Milligen added that the cost includes constructing the new park, noting that the final cost will be determined after public engagement. Van Milligen also stated that it will be the City Council's decision on transitioning the current parking lot into a park. Motion carried 7-0.

3. Public Safety Software Recommendation: Motion by Wethal to receive and file the documents and approve entering into a contract with CentralSquare Technologies for public safety software for the City of Dubuque and its partner public safety agencies and give authorization to the Mayor to sign the contract. Seconded by Farber. In response to questions from the City Council, Police Chief Jeremy Jensen explained that the City's IT Department manages IT services for both the City Police Department and the Dubuque County Sheriff, and that the cost is comparable to the City's current software. Addressing a concern about some of the software developers being located overseas, City Attorney Brumwell noted that Chief Information Officer Chris Kohlmann and Senior Counsel Barry Lindahl reviewed the contract. While the City can suggest changes, they often must agree to the contract terms. The IT Department reviews the technical aspects, while the City Attorney's Office evaluates the legal components. City Council members expressed appreciation for the ongoing collaboration with Dubuque County and highlighted the importance of modernization. Motion carried 7-0.

4. Work Session Request: Automated License Plate Reader (ALPR) Update: Motion by Roussell to receive and file the documents and schedule the work session for October 21, 2024, at 5:30 p.m. Seconded by Resnick. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Wethal congratulated Mayor Cavanagh on his appointment as President of the Iowa League of Cities (ILC). Wethal also reported on her attendance at an ILC conference, touring the Dubuque Arboretum and Botanical Gardens, attending the Connecting Communities in Americas Conference, and the upcoming Twenty Dirty Hands Pottery Tour.

Council Member Farber reported on attending meetings related to her service on committees with the Federal Communications Commission (FCC) and National League of Cities (NLC).

Council Member Jones reported on attending Kwik Star's ribbon-cutting for their new location, the groundbreaking for Wanderwood Gardens, speaking with the Surveyors Historical Society during their visit to Dubuque, a tree

planting memorial in honor of former Council Member Joyce Connors, touring the Field of Dreams with Travel Dubuque's Outreach Committee, the ribbon-cutting for the new playground at Lincoln Elementary School, the Denver Air Connection event at the Dubuque Regional Airport, and the Telegraph Herald's Salute to Women awards ceremony. Jones also mentioned the recent publication of Greater Dubuque Development Corporation's (GDDC) new relocation guide.

Council Member Sprank reported on also attending the tree planting memorial, recent meetings attended as part of serving on the Dubuque Racing Association (DRA) and GDDC boards, the Northend Neighborhood Association's annual yard sale, the Latinx Festival, and a Bluff Strokes event.

Council Member Roussell reported on a tree planting event at Four Mounds.

Mayor Cavanagh reported on attending a recent performance of the Dubuque Symphony and the Denver Air Connection event. Cavanagh also expressed that he was honored to be elected as ILC President.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:57 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 8:54 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:54 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:30 p.m. on October 21, 2024, 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 (attended virtually).

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting work sessions to receive updates on the Automated License Plate Reader system and Greater Dubuque Development Corporation.

WORK SESSIONS

Automated License Plate Reader Update

Police Captain Marty Steil provided an update on the Automated License Plate Reader (ALPR) system. In response to questions from the City Council, Steil explained that the city only grants access to authorized public sector personnel. Since the program is still new, there is no data on false positives; however, city staff manually verify system information before taking any action. Responding to a question, Police Chief Jeremy Jensen stated that the National Crime Information Center (NCIC) is the sole federal requirement for tracking warrants.

This work session concluded at 5:56 p.m.

**Greater Dubuque Development Corporation
Quarterly Update**

President and CEO Rick Dickinson presented a quarterly update on Greater Dubuque Development Corporation (GDDC). City Council Members praised GDDC for its efforts in job placement assistance, its relocation guide, and for celebrating its 40th anniversary.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:23 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on October 21, 2024, 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 (attended virtually).

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

City Clerk Breitfelder announced that Action Item No. 1 had been moved as the first order of business.

ACTION ITEM

1. Photo for National League of Cities Centennial: Motion by Roussell to receive and file the documents and take the photo. Seconded by Farber. City Council, City staff, and members of the public gathered for a group photo to commemorate Dubuque being selected as one of the National League of Cities' (NLC) digital stops on their roadshow celebrating the organization's centennial milestone. Motion carried 7-0.

PRESENTATIONS

1. City-County Communications & Marketing Association (3CMA) 2024 Savvy Awards Recognition: Public Information Officer Randy Gehl presented on the Public Information Office receiving two national awards from the City-County Communications & Marketing Association (3CMA): Savvy Awards in the categories of Interview/Talk Show/News Programming and Communications and/or Marketing Plans.

2. 2024 University of Dubuque Alumni Award Recognition: Police Chief Jeremy Jensen was recognized by University of Dubuque President Travis Frampton for receiving the 2024 University of Dubuque Alumni Award.

3. Public Safety Citizen Lifesaving Award Recognition: Fire Chief Amy Scheller presented on the recently awarded Public Safety Citizen Lifesaving Award.

4. Grand River Center Award and Certification Recognition: Leisure Services Director Marie Ware recognized the Grand River Center and OVG staff for receiving the 2024 Northstar Stella Award and the KultureCity Certification. General Manager Ryan Bonifas spoke on behalf of Grand River Center staff.

PROCLAMATIONS

1. Veterans of Foreign Wars 125th Birthday (September 29, 2024) was accepted by Post 508 Commander Wayne Brown on behalf of the Dubuque Veterans of Foreign Wars Leo A. Schwind – Gerald F. Winter Post 508.

2. National Lead Poisoning Prevention Week (October 20-26, 2024) was accepted by Lead and Healthy Homes Grants Program Manager Christina Schneider and Lead and Healthy Homes Inspector and Kelly Davis on behalf of the Health Services Department and Housing and Community Development Department.

3. Lights On Afterschool Week (October 21-27, 2024) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

4. Dubuque Climate Action Day (October 24, 2024) was accepted by Green Iowa AmeriCorps Member Melia Stackis on behalf of Sustainable Dubuque.

5. Trick or Treat Night (October 31, 2024) was accepted by Scout Ben Valentine on behalf of the City of Dubuque.

6. Extra Mile Day (November 1, 2024) was accepted by Community Service and Outreach Coordinator Brittney Hayes on behalf of Extra Mile America and the Office of Community Impact.

CONSENT ITEMS

Mayor Cavanagh requested Item No. 4 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except Item No. 4. Seconded by Jones. Motion carried 7-0.

1. Minutes and Reports Submitted: Civil Service Commission of October 2, 2024; Equity and Human Rights Commission of August 13, 2024; Library Board of Trustees Updates of August 22 and September 26, 2024;

Resilient Community Advisory Commission of September 5, 2024; Proof of Publication for City Council Proceedings of September 16, 2024. Upon motion the documents were received and filed.

2. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 318-24 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.

RESOLUTION NO. 318-24

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, IA. 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 21st day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

3. November/December 2024 City News Newsletter: Upon motion the documents were received and filed.

4. Sustainable Dubuque Community Grant Award Recommendation: Motion by Jones to receive and file the documents and approve. Seconded by Farber. Point of Order by Cavanagh that the agenda item contained resolutions. Motion amended by Jones, seconded by Farber, to receive and file the documents and adopt the resolutions. Mayor Cavanagh stated that it was difficult to identify a clear connection between the Clarity Clinic Pregnancy Center and the city's Climate Action Plan. He recommended not adopting the resolution awarding funds to the center but adopting the others. City Council members discussed the need for clarification from the Resilient Community Advisory Commission regarding how the center aligns with the plan. Motion amended by Jones to receive and file the documents and adopt the resolutions, excluding the one awarding the Sustainable Dubuque Grant to Clarity Clinic Pregnancy Center. Seconded by Farber. Motion carried 7-0, therefore adopting Resolution No. 319-24 Awarding Sustainable Dubuque Grant To Dubuque Arboretum & Botanical Gardens; Resolution No. 320-24 Awarding Sustainable Dubuque Grant To City Girl Farming; Resolution No. 322-24 Awarding Sustainable Dubuque Grant To Convivium Urban Farmstead; Resolution No. 323-24 Awarding Sustainable Dubuque Grant To PALS: People Associated With Lincoln School; and Resolution No. 324-24 Awarding Sustainable Dubuque Grant To Dubuque Rescue Mission Garden.

**RESOLUTION NO. 319-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO DUBUQUE ARBORETUM & BOTANICAL GARDENS**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain

healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipients shall transition the edge of the Dubuque Arboretum & Botanical Gardens Prairie Garden from roses to native shrubs; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to fur-

ther sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to the Dubuque Arboretum & Botanical Gardens.

Section 2. The City Manager or his designee shall enter into a grant agreement with Dubuque Arboretum & Botanical Gardens and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 21st day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breittfelder, City Clerk

**RESOLUTION NO. 320-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO CITY GIRL FARMING**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, the 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipients shall reduce water consumption for City Girl Farming by installing a drip irrigation system and significantly minimize waste by promoting reusable containers and bags; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to City Girl Farming.

Section 2. The City Manager or his designee shall enter into a grant agreement with City Girl Farming and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 21st day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breittfelder, City Clerk

**RESOLUTION NO. 322-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO CONVIVIVUM URBAN FARM-
STEAD**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a

City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, the 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustain-

able Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipients shall design and print interpretive signage in the Learning Center and Apiary Viewing Area of Convivium Urban Farmstead; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Convivium Urban Farmstead.

Section 2. The City Manager or his designee shall enter into a grant agreement with Convivium Urban Farmstead and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 21st day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

**RESOLUTION NO. 323-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO PALS: PEOPLE ASSOCIATED
WITH LINCOLN SCHOOL**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, the 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipients shall purchase an additional bike rack, safety lights, locks and equipment, and supplies to create a traffic garden for practicing safe cycling at Lincoln Elementary; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to PALS: People Associated with Lincoln School.

Section 2. The City Manager or his designee shall enter into a grant agreement with PALS: People Associated with Lincoln School and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 21st day of October 2024.

Brad Cavanagh, Mayor

Attest: Adrienne N. Breittfelder, City Clerk

**RESOLUTION NO. 324-24
AWARDING SUSTAINABLE DUBUQUE
GRANT TO DUBUQUE RESCUE MISSION
GARDEN**

Whereas, the City Council adopts goals on an annual basis; and

Whereas, sustainability first appeared as a City Council goal in 2006; and

Whereas, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

Whereas, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

Whereas, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

Whereas, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

Whereas, the City Council adopted "The 50% by 2030 Plan" in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque's community greenhouse gas emissions; and

Whereas, the 50% by 2030 Plan is used in the following ways:

- Informing officials during goal setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

Whereas, sustainability has remained a goal; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

Whereas, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

Whereas, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

Whereas, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

Whereas, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

Whereas, the grant recipients shall take advantage of vertical space to increase square footage of available seedling growing space in the Dubuque Rescue Mission Garden; and

Whereas, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

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

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Dubuque Rescue Mission Garden.

Section 2. The City Manager or his designee shall enter into a grant agreement with Dubuque Rescue Mission Garden and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this 21st day of October 2024.

Brad Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Acceptance of a Grant of Permanent Embankment Easement over Stephen C. Johnson Living Trust Dated July 28, 2023 Property at 2091 Harpy Eagle Court, Dubuque, IA.: Upon motion the documents were received and filed, and Resolution No. 325-24 Accepting a Grant of Permanent Embankment Easement Through, Over and Across Part of Lot 6 of Block 3 of Eagle Valley Subdivision, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 325-24
ACCEPTING A GRANT OF PERMANENT
EMBANKMENT EASEMENT THROUGH,
OVER AND ACROSS PART OF LOT 6 OF
BLOCK 3 OF EAGLE VALLEY SUBDIVISION,
IN THE CITY OF DUBUQUE, IA.**

Whereas, Stephen C. Johnson Living Trust Dated July 28, 2023, has executed a Grant of Permanent Embankment Easement through,

over and across part of Lot 6 of Block 3 of Eagle Valley Subdivision, in the City of Dubuque, IA.

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

Section 1. The City Council of the City of Dubuque, IA., hereby approves of, accepts and consents to the Grant of Permanent Embankment Easement through, over and across part of Lot 6 of Block 3 of Eagle Valley Subdivision, in the City of Dubuque, IA., as shown on the Grant of Permanent Embankment Easement from Stephen C. Johnson Living Trust Dated July 28, 2023, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Permanent Embankment Easement with the Dubuque County Recorder.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. SMART Grant – Metro Dubuque Traffic Data Aggregation for Connected Vehicles Project for DMATS Area Funding Agreement for Services Between The City of Dubuque and The East Central Intergovernmental Association (ECIA): Upon motion the documents were received and filed, and Resolution No. 326-24 Authorizing The Mayor To Execute A Grant Funding Agreement For Services Between The City Of Dubuque And The East Central Intergovernmental Association (ECIA) In Connection With The SMART Grant – Metro Dubuque Traffic Data Aggregation For Connected Vehicles Project For The DMATS Area was adopted.

**RESOLUTION NO. 326-24
AUTHORIZING THE MAYOR TO EXECUTE
A GRANT FUNDING AGREEMENT FOR
SERVICES BETWEEN THE CITY OF DUBUQUE
AND THE EAST CENTRAL INTERGOVERNMENTAL
ASSOCIATION (ECIA) IN CONNECTION WITH
THE SMART GRANT – METRO DUBUQUE
TRAFFIC DATA AGGREGATION FOR
CONNECTED VEHICLES PROJECT FOR THE
DMATS AREA**

Whereas, the City of Dubuque desires to support the development of an open interface to deliver near real-time transportation data to vehicles, as part of the SMART Grant – Metro Dubuque Traffic Data Aggregation for Connected Vehicles Project for the Dubuque Metropolitan Area Transportation Study (DMATS) area; and

Whereas, the East Central Intergovernmental Association (ECIA) was awarded \$2 million from the U.S. Department of Transportation (DOT) SMART funding to develop this project, which will collect, standardize, and aggregate transportation data across local, regional, and state levels, ensuring the delivery of real-time data for traffic conditions, road closures, and other related data to original equipment manufacturers and third-party stakeholders; and

Whereas, the City of Dubuque will provide professional services to assist in the implementation of this project, as outlined in the Scope of Services (Attachment A), and will collaborate with ECIA and its partners to ensure successful project execution and progress throughout the 18-month performance period, commencing in August 2024 and running through February 2026; and

Whereas, the City will invoice ECIA for services performed, up to \$75,000, with monthly invoices submitted and payments due upon receipt, with provisions for amending the agreement if services exceed the initial limit; and

Whereas, the proposed project will leverage existing smart transportation infrastructure and ITS devices to deliver critical transportation data directly to vehicles, enhancing safety, efficiency, and traffic flow across the Dubuque metropolitan area;

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

Section 1: That the Mayor is hereby authorized to execute the Grant Funding Agreement for Services Between the City of Dubuque and the East Central Intergovernmental Association (ECIA) in connection with the SMART Grant – Metro Dubuque Traffic Data Aggregation for Connected Vehicles Project for the DMATS area.

Passed, approved, and adopted this 21st day of October 2024

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Bee Branch Stormwater Pumping Station – Phase IV of the Bee Branch Watershed Flood Mitigation Project (Project #5586500007) FEMA PDM Grant Agreement LPDM-PJ-07-IA-2024-001: Upon motion the documents were received and filed, and Resolution No. 327-24 Approving Subaward Agreement (Agreement No. LPDM-PJ-07-IA-2024-001) with the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency to assist with Bee Branch Stormwater Pumping Station – Phase IV of the Bee Branch Watershed Flood Mitigation Project was adopted.

**RESOLUTION NO. 327-24
APPROVING SUBAWARD AGREEMENT
(AGREEMENT NO. LPDM-PJ-07-IA-2024-001) WITH THE IOWA DEPARTMENT OF
HOMELAND SECURITY AND EMERGENCY
MANAGEMENT AND THE FEDERAL
EMERGENCY MANAGEMENT AGENCY TO
ASSIST WITH BEE BRANCH STORM-
WATER PUMPING STATION – PHASE IV OF
THE BEE BRANCH WATERSHED FLOOD
MITIGATION PROJECT**

Whereas, on July 1, 2024, per Resolution 210-24, the City Council authorized staff to submit an application to the Iowa Department of Homeland Security and Emergency Management (HSEMD) and the Federal Emergency Management Agency (FEMA) pre-disaster mitigation grant program for the construction of a new stormwater pumping station at the 16th Street Detention Basin, and

Whereas, on October 9, 2024, the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency approved the award of federal assistance with a Subaward Agreement with the City of Dubuque in the amount of \$8,690,000.00; and

Whereas, the City will be responsible for the lead agency role for administering the federal assistance Subaward Agreement.

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

Section 1. That said Subaward Agreement (Agreement No. LPDM-PJ-07-IA-2024-001) with the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency to assist with funding for the Bee Branch Stormwater Pumping Station – Phase IV of The Bee Branch Watershed Flood Mitigation Project is hereby approved.

Section 2. That the Mayor be authorized and directed to execute the Subaward Agreement (Agreement No. LPDM-PJ-07-IA-2024-001) with the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Approval of Plat of Survey of Lot 186A Finley's Addition in the City of Dubuque, IA. For Vacating Petition (Agreement Between City of Dubuque and Interstate Power and Light Company): Upon motion the documents were received and filed, and Resolution No. 328-24 Approving Plat of Proposed Vacated Alley between the West line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the

City of Dubuque, IA., to be known as Lot 186a Finley's Addition in the City Of Dubuque, IA. was adopted.

**RESOLUTION NO. 328-24
APPROVING PLAT OF PROPOSED VACATED ALLEY BETWEEN THE WEST LINE OF FINLEY STREET AND THE EAST LINE OF BUNKER HILL ROAD, IN FINLEY'S ADDITION TO THE CITY OF DUBUQUE, IN THE CITY OF DUBUQUE, IA., TO BE KNOWN AS LOT 186A FINLEY'S ADDITION IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been presented to the City Council of the City of Dubuque, IA., a plat dated April 11, 2023 prepared by Atwell Group, showing the proposed vacated Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. and assigned a lot number thereto, to be known Lot 186A Finley's Addition in the City of Dubuque, IA.; and

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

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

Section 1. That the plat dated April 11, 2024, prepared by Atwell Group, 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 for and on behalf of the City of Dubuque, IA.

Section 2. 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, IA.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

9. Preliminary Plat of Miller North Cascade Subdivision: Upon motion the documents were received, filed, and approved.

10. Plat of Survey of Middle Fork Second Addition: Upon motion the documents were received and filed, and Resolution No. 329-24 Approving the Final Plat of Middle Fork Second Addition, In the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 329-24
APPROVING THE FINAL PLAT OF MIDDLE FORK SECOND ADDITION, IN THE CITY OF DUBUQUE, IA.**

Whereas, there has been filed with the City Clerk a Final Plat of Middle Fork Second Addition in the City of Dubuque, IA.; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That Section 11-14(B) of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding required street frontage on a public street or an approved private street for Lot 1 Middle Fork Second Addition.

Section 2. That the Final Plat of Middle Fork Second Addition, in the City of Dubuque, IA. is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, IA. upon said Final Plat.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

11. Community Development Block Grant (CDBG) Subrecipient Agreement - Area Residential Care: Upon motion the documents were received and filed, and Resolution No. 330-24 Authorizing Execution of CDBG Subrecipient Agreement with Area Residential Care was adopted.

**RESOLUTION NO. 330-24
AUTHORIZING EXECUTION OF CDBG SUBRECIPIENT AGREEMENT WITH AREA RESIDENTIAL CARE**

Whereas, Area Residential Care prepared a request to improve the quality of existing affordable housing at Penn Community Living Home utilizing Community Development Block Grant funds; and

Whereas, the City Council approved the CDBG Fiscal Year 2025/Program Year 2024 budget that included a budget for Area Residential Care to accommodate this request; and

Whereas, a Categorically Excluded Subject to Review with 24 CFR Part 58.5 Environmental Review has been completed, and no compliance or consultation with regulatory authorities were found to be required; therefore converting the project to exempt; and

Whereas, all services provided will be to a minimum of 51% low/moderate income residents, meeting the CDBG National Objective of Low/Mod-Income Housing benefit, and eligible activity of 14A: Rehab, Single-Unit Residential.

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

Section 1. That the subrecipient agreement with Area Residential Care, beginning no sooner than October 21, 2024, be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized to execute said Agreement.

Section 3. That the Mayor of the City of Dubuque Iowa is hereby authorized and directed to designate the City Manager or the Housing and Community Development Department Director to execute said Agreement and related documents on behalf of the City of Dubuque, IA.

Passed, approved, and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

12. Community Development Block Grant 50th Anniversary Certificate of Appreciation: Upon motion the documents were received and filed.

13. FY'24 – FY'26 Audit Services Request for Proposal (RFP): Upon motion the documents were received, filed, and approved.

14. Collateral Assignment of Development Agreement by and Between the City of Dubuque and Metx, LLC: Upon motion the documents were received and filed, and Resolution No. 331-24 Approving City Consent to Collateral Assignment of Development Agreement by And Between the City of Dubuque, IA. and Metx, LLC From Metx, LLC To Bankers Trust Company was adopted.

**RESOLUTION NO. 331-24
APPROVING CITY CONSENT TO COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND METX, LLC FROM METX, LLC TO BANKERS TRUST COMPANY**

Whereas, The City of Dubuque, IA. (City) and Metx, LLC (Developer) entered into a Development Agreement dated for reference purposes October 12, 2017, as amended (the Agreement); and

Whereas, the Agreement provides for certain rights and obligations for Developer; and

Whereas, Developer desires to assign its rights and obligations to Bankers Trust Company as collateral pursuant to the Collateral Assignment of Development Agreement attached hereto subject to City consent; and

Whereas, City, as a party to the Agreement, desires to consent to the Collateral Assignment of Development Agreement.

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

Section 1. The City consents to the at-

tached Collateral Assignment of Development Agreement.

Section 2. The Mayor is hereby authorized and directed to sign the Consent of City to Collateral Assignment of Development Agreement on behalf of the City of Dubuque.

Passed, approved, and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

15. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Valentine Construction Co. for the Bunker Hill Golf Course Sinkhole Remediation Project; Peerless Well & Pump for the 2024 Well No. 7 Rehabilitation Project Phase 2. Upon motion the documents were received, filed, and approved.

16. Civil Service Certified List - Police Officer: Civil Service Commission submitted the certified list for the position of Police Officer. Upon motion the documents were received, filed, and made a Matter of Record.

October 2, 2024

Honorable Mayor and
Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, a written examination for the position of Police Officer was administered on September 21, 2024. We, The Civil Service Commission, hereby certify that the individuals listed below have passed this written examination or are using a valid transfer score and any vacancies for the position of Police Officer should be filled from this list and that this list is good through March 12, 2025.

Police Officer

1. Colton Bach – Transfer Score, 2. Alyssa Barrantes – Transfer Score, 3. Daniel Brimmer – Transfer Score, 4. Christopher Chase, 5. Davis DeMarais, 6. Sebastian Fox – Transfer Score, 7. Brice Fundell, 8. Steven Jonas, 9. Richard Kalpinski - Transfer Score, 10. Joseph Kimball, 11. Theodore Kruse, 12. Marcus Leitzen – Transfer Score, 13. Ella Link – Transfer Score, 14. Camerin McClain, 15. John Michel – Transfer Score, 16. Jared Ostwinkle – Transfer Score, 17. Dalton Puccio, 18. Andres Sanchez, 19. Kenneth Schrader – Transfer Score, 20. Melissa Seaman – Transfer Score, 21. Nicholas Smith, 22. Derick Sweney, 23. Jaycob Thompson – Transfer Score, 24. Carson Vaske, 25. Alex Ward, 26. Drake Wedel, 27. Dave Weiss – Transfer Score, 28. Braden Wink – Transfer Score

Respectfully Submitted,
/s/Danial White
Civil Service Commissioner

17. FY24 Justice Assistance Grant (JAG) Application: City Manager recommended City Council approval to apply for the FY24 Justice Assistance Grant (JAG), complete the award documents, and submission by the Police Department. Upon motion the documents were received, filed, and approved.

18. Acceptance of the FY24 Law Enforcement Mental Health and Wellness Act Grant Award: City Manager recommended City Council accept the FY24 Law Enforcement Mental Health and Wellness Act grant awarded to the City of Dubuque/Dubuque Police Department in the amount of \$118,062. Upon motion the documents were received, filed, and approved.

19. Tobacco Compliance Settlement Agreements: City Manager recommended City Council approval of the following Tobacco Compliance Settlement Agreements and authorize the mayor to sign the agreements: BP Fuel, 1450 Loras Blvd; Kwik Stop #325, 1210 East 16th Street; Kwik Stop #84, 2335 University Ave; Caseys, 4003 Peru Road; Pink Clouds Smoke Shop, 3301 Pennsylvania Ave; Moondog Music, 806 Wacker Dr; A&M Trading, 1620 JFK Rd; Hartig Drug, 2255 Central Ave; Botanicanna, 55 JFK Rd; EZ Stop II, 700 Rhomberg. Upon motion the documents were received, filed, and approved.

20. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 332-24 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.

**RESOLUTION NO. 332-24
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**

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

Dubuque Fine Liquor & Tobacco, 2196 White St.

Renewals

Aldi 81, 2596 Dodge St.

Aldi 80, 2160 Holliday Dr.

Baraboo's On Main, 345 Main St.

Barrel House Dubuque, 299 Main St.

Canfield Hotel, 36 West 4th St.

Carlos O'Kelly's Mexican Cafe, 1355 Associates Dr.

Dimensional Brewing Co., 67 Main St.

Dusty's Doghouse Lounge, 1646 Asbury Rd.

Europa Haus Restaurant & Bierstube, 1301 Rhomberg Ave.

Fast Freddy's, 3130 Jackson St.

Happy Joe's Old Fashioned Ice Cream & Pizzeria Parlor, 855 Century Dr.

Huhot Mongolian Grill, 555 John F. Kennedy Rd. Suite 685

I'm On Arena, 1800 Admiral Sheehy Dr.

Jumpers Sports Bar & Grill, 2600 Dodge St. Suite C

Knickers Saloon, 2186 Central Ave.

Kwik Stop 58, 3340 John F. Kennedy Rd.

Lina's Lounge, 580, 2055 Holliday Dr.

Loras College - Athletic and Wellness Center, 1600 Loras College Parkway

Wicked Dame, 214 West 1st St.

Yen Ching Restaurant, 926 Main St.

Special Event(s) per Special Event Application Submittal

The Som - 10/26/24 to 10/30/24, Eagle Point Park, 2601 Shiras Ave.

Gary Dolphins Bar - 11/9/24 to 11/13/24, 333 East 10th St.

Provisional Issuances

Dubuque Jaycees Millwork Night Market - 10/6/24 to 10/10/24, East 7th to 9th & Jackson St plus East 8th to Elm St.

Passed, approved, and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Setting a Public Hearing - Petition to Vacate the Alley Right of Way in the block bounded by Finley Street, Green Street, and

Bunker Hill Road in Finley's Addition in the City of Dubuque, IA. For Vacating Petition (Agreement Between City of Dubuque and Interstate Power and Light Company): Upon motion the documents were received and filed and Resolution No. 333-24 Intent to vacate and dispose of the alley between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA., to be known as Lot 186A Finley's Addition in the City of Dubuque, IA. was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 4, 2024 in the Historic Federal Building.

RESOLUTION NO. 333-24

RESOLUTION OF INTENT TO VACATE AND DISPOSE OF THE ALLEY BETWEEN THE WEST LINE OF FINLEY STREET AND THE EAST LINE OF BUNKER HILL ROAD, IN FINLEY'S ADDITION TO THE CITY OF DUBUQUE, IN THE CITY OF DUBUQUE, IA., TO BE KNOWN AS LOT 186A FINLEY'S ADDITION IN THE CITY OF DUBUQUE, IA.

Whereas, the City of Dubuque has entered into an agreement with Interstate Power Company for the conveyance of City Owned property comprised of the Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. to accommodate the construction of a new power substation facility; and

Whereas, Interstate Power and Light Company has requested the vacation of the Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. and the conveyance of said property to Interstate Power and Light Company per said agreement; and

Whereas, Atwell Group has prepared and submitted to the City Council a plat showing the proposed vacated Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. and assigned a lot number thereto, to be known as Lot 186A Finley's Addition in the City of Dubuque, IA..

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

Section 1. That the City of Dubuque intends to vacate and dispose of Lot 186A Finley's Addition in the City of Dubuque, IA.

Section 2. That a public hearing on the intent to vacate and dispose of Lot 186A Finley's Addition in the City of Dubuque, IA., Iowa is hereby set for the 4th day of November, 2024, at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA., beginning at 6:30 p.m.,

and the City Clerk be and is hereby authorized and directed to cause a notice of public hearing on the intent to vacate said real estate to be published in the manner as prescribed by law.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Kerper Boulevard Lift Station Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 334-24 Kerper Boulevard Lift Station 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 November 4, 2024 in the Historic Federal Building.

RESOLUTION NO. 334-24

KERPER BOULEVARD LIFT STATION 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

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Kerper Boulevard Lift Station Project in the estimated construction amount of \$1,626,615.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 4th day of November, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Kerper Blvd Lift Station Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 21st day of November 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 2nd day of December 2024, in the Historic Federal Building Council Chambers 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this 21st day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

3. Broadway Sanitary Sewer Improvements Project - Initiate Public Bidding Process and Setting Date for a Public Hearing Project No. 5581500046: Upon motion the documents were received and filed and Resolution No. 335-24 Broadway Street Sanitary Sewer Improvement 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 November 4, 2024 in the Historic Federal Building.

**RESOLUTION NO. 335-24
BROADWAY STREET SANITARY SEWER
IMPROVEMENT 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**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Broadway Street Sanitary Sewer Improvement Project in the estimated construction amount of \$321,946.00, are hereby preliminarily approved and ordered filed in the

office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 4th day of November, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Broadway Street Sanitary Sewer Improvement Project is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 7th day of November 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 18th day of November 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 21st day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

4. Ruby Sutton Building 2nd Floor Renovation Project - Initiate Public Bidding: Upon motion the documents were received and filed and Resolution No. 336-24 Ruby Sutton Building 2nd Floor Renovation 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 November 4, 2024 in the Historic Federal Building.

**RESOLUTION NO. 336-24
RUBY SUTTON BUILDING 2ND FLOOR
RENOVATION PROJECT, PRELIMINARY
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST; SETTING DATE OF PUBLIC HEAR-
ING ON PLANS, SPECIFICATIONS, FORM
OF CONTRACT, AND ESTIMATED COST;
AND ORDERING THE ADVERTISEMENT
FOR BIDS**

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

Section 1. The proposed plans, specifica-
tions, form of contract and estimated cost for
the Ruby Sutton Building 2nd Floor Renovation
Project in the estimated Base Bid amount of
\$840,000.00, are hereby preliminarily ap-
proved and ordered filed in the office of the
City Clerk for public inspection.

Section 2. A public hearing will be held on
the 4th day of November, at 6:30 p.m. in the
Historic Federal Building Council Chambers
350 W. 6th Street, Dubuque, IA., at which time
interested persons may appear and be heard
for or against the proposed plans and specifi-
cations, form of contract and estimated cost of
said Project, and the City Clerk be and is
hereby directed to cause the attached notice of
the time and place of such hearing to be pub-
lished in a newspaper having general circula-
tion in the City of Dubuque, IA., which notice
shall be published not less than four days nor
more than twenty days prior to the date of
such hearing. At the hearing, any interested
person may appear and file objections to the
proposed plans, specifications, form of con-
tract, or estimated cost of the Project.

Section 3. Ruby Sutton Building 2nd Floor
Renovation Project is hereby ordered to be
advertised for bids for construction.

Section 4. The amount of the security to
accompany each bid shall be in an amount
which shall conform to the provisions of the
Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby di-
rected to advertise for bids for the construction
of the improvements herein provided, by pub-
lishing the Notice to Bidders to be published
on the City of Dubuque website and a contrac-
tor plan room service with statewide circula-
tion, which notice shall be published not less
than thirteen but not more than forty-five days
before the date for filing bids before 2:00 pm
on the 21st day of November, 2024. Bids shall
be opened and read by the City Clerk at said
time and will be submitted to the City Council
for final action at 6:30 p.m. on the 2nd day of
December 2024, in the Historic Federal Build-
ing Council Chambers (and/or by virtual
means), 350 West 6th Street, Dubuque, IA.

Passed, approved and adopted this 21st
day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Setting a Public Hearing to approve the
Revised Administrative Plan for the Housing
Choice Voucher Program: Upon motion the
documents were received and filed and Reso-
lution No. 337-24 Setting A Public Hearing to
Review and Approve the Public Housing Au-
thority's Administrative Plan was adopted set-
ting a public hearing for a meeting to com-
mence at 6:30 p.m. on November 4, 2024, in
the Historic Federal Building.

**RESOLUTION NO. 337-24
SETTING A PUBLIC HEARING TO REVIEW
AND APPROVE THE PUBLIC HOUSING
AUTHORITY'S ADMINISTRATIVE PLAN**

Whereas, the City of Dubuque is designat-
ed as a Public Housing Authority; and

Whereas, the City of Dubuque maintains a
comprehensive Public Housing Authority Ad-
ministrative Plan; and

Whereas, the City of Dubuque desires to
revise said Public Housing Authority Adminis-
trative Plan; and

Whereas, the Housing & Community De-
velopment Department will adopt the revisions
to the Public Housing Authority Administrative
Plan, subject to City Council approval.

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

Section 1. That the City Council will meet
in the Historic Federal Building, Council
Chambers, 2nd Floor, 350 West 6th Street,
Dubuque, IA. at 6:30 p.m. on November 4,
2024, for the purpose of holding a public hear-
ing and taking action to approve the Public
Housing Authority Voucher Payment Standard
changes to the Administrative Plan for the
Housing Choice Voucher Program.

Section 2. That the City Clerk is hereby au-
thorized and directed to publish a notice of
such public hearing and the City Council's
intent to review and approve the Public Hous-
ing Authority Administrative Plan.

Passed, approved and adopted this 21st
day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Resolution Setting a Public Hearing on a
Proposed Development Agreement by and
between the City of Dubuque, IA. and Dubu-
que Housing, LLC: Upon motion the docu-
ments were received and filed and Resolution
No. 338-24 Fixing the Date for A Public Hear-
ing of The City Council of The City of Dubu-
que, IA. On A Development Agreement by And
Between the City of Dubuque, IA. And

Dubuque Housing, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto 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 November 4, 2024, in the Historic Federal Building.

**RESOLUTION NO. 338-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND DUBUQUE HOUSING, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and Dubuque Housing, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W. 13th Street, Dubuque, IA. for the development of property located along Radford Road; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement, with Dubuque Housing, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403 pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 4th day of November 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 1, 2024, and will contain listening, viewing, and public input options. The City Council agenda can be accessed at <https://dubuqueia.portal.civicklerk.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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Dubuque Housing, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Emri Urban Renewal Area, consisting of the funding of economic developments grants to Dubuque Housing, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$500,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 21st day of October, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Catfish Creek Watershed Management Authority: One, 4-Year term through July 16, 2028 (Vacant term of McGovern). Applicant: William H. Hendricks, 1801 S. Grandview.

2. Equity and Human Rights Commission: One, 3-Year term through January 1, 2026 (Vacant term of Sanchez). Applicants: Lusele-na Bravo, 781 Cottage Place; Traci Phillipson, 2120 Rhomberg Ave.

Appointments were made to the following boards/commissions.

1. Resilient Community Advisory Commission: Two, 3-Year terms through July 1, 2027 (Vacant terms of Hoffman and Connolly). Applicants: Nolan Bielski, 654 Kane St. – Additional Applicant; Rachel Schmidt Boeke, 1241 Jackson St. Motion by Jones to appoint Bielski and Schmidt Boeke to the terms. Seconded by Wethal. Motion carried 7-0.

2. Zoning Advisory Commission: One, 5-Year term through July 1, 2027 (Vacant term of Sempf). Applicant: Troy Froistad, 477 West 3rd St. Motion by Roussell to appoint Froistad to the term. Seconded by Sprank. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone 1000 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. Planning Services Director Wally Wernimont provided a staff report. Applicant Samantha Wright, 1449 Miller Rd., spoke in favor of the request. In response to City Council's questions, Wernimont explained that comprehensive rezoning typically takes place during a Unified Development Code (UDC) update, which the City will be undergoing soon. Regarding a question on business licenses, he noted that while some cities require a general business license, implementing such a requirement in Dubuque would necessitate additional staff and funding. City Council members expressed support for the rezoning and emphasized the importance of educating businesses on the city's requirements. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 59-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter Described Property located at 1000 Cedar Cross Road from CS Commercial Service and Wholesale District To C-3 General Commercial District. Seconded by Resnick. Motion carried 7-0.

ORDINANCE NO. 59-24 AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNI- FIED DEVELOPMENT CODE, BY RECLAS- SIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 1000 CEDAR CROSS ROAD FROM CS COMMERCIAL SERVICE AND WHOLESALE DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

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 CS Commercial Service and Wholesale District to C-3 General Commercial District, to wit:

Lot 3 of Block 6 of "Cedar Cross Industrial Park", and to the centerline of the adjoining public right-of-way, all in the

City of Dubuque, IA.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, IA.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this 21st day of October, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Adopting the Proposed Amended and Restated Urban Renewal Plan for the North Cascade Road Housing Urban Renewal Area, Version 2024.1: Motion by Roussell to receive and file the documents and adopt Resolution No. 339-24 Approving the Amended and Restated Urban Renewal Plan for The North Cascade Road Housing Urban Renewal Area. Seconded by Wethal. Motion carried 7-0.

RESOLUTION NO. 339-24 APPROVING THE AMENDED AND RE- STATED URBAN RENEWAL PLAN FOR THE NORTH CASCADE ROAD HOUSING URBAN RENEWAL AREA

Whereas, by Resolution 296-24 approved on September 16, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Plan") for the North Cascade Road Housing Urban Renewal Area (the "Area"); and

Whereas, the City of Dubuque's primary objective for the Amended and Restated Plan is to provide opportunities which will further housing and residential development as defined by Iowa Code Section 403.17(12), as described in the Plan; and

Whereas, a consultation process has been undertaken with the affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Amended and Restated Urban Renewal Plan after public notice thereof.

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

Section 1. That the Amended and Restated Urban Renewal Plan for the North Cascade Road Housing Urban Renewal Area, Version 2024.1, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and di-

rected to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder. City Clerk

3. Proceedings to Hold Public Hearing on the Issuance of Not to Exceed \$27,000,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station and Force Main Project – Phase I: Motion by Sprank to receive and file the documents and adopt Resolution No. 340-24 Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 340-24
TAKING ADDITIONAL ACTION ON PRO-
POSAL TO ENTER INTO A SEWER REVE-
NUE LOAN AND DISBURSEMENT AGREE-
MENT**

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

Whereas, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

Whereas, pursuant to prior resolutions of the Council, the City has heretofore issued sewer revenue bonds or notes as set forth in prior proceedings of the Council, and a portion of such prior sewer revenue debt remains outstanding (the "Outstanding Indebtedness"); and

Whereas, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the "Outstanding Bond Resolutions") the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

Whereas, the City has heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$27,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility, and has published notice of the proposed action and has held a hearing thereon on

October 21, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The City Council hereby determines to enter into the Agreement in the future and orders that Sewer Revenue Bonds be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed, approved and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder. City Clerk

ACTION ITEMS

2. Submission of Fiscal Year Ended June 30, 2023, Annual Comprehensive Financial Report (ACFR) and Results of the 2023 Financial Statement Audit, Including Required Communications: Motion by Rousell to receive and file the documents and listen to the presentation. Seconded by Wethal. Finance Manager Brian DeMoss presented on the Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR) and Results of the 2023 Financial Statement Audit. City Council members commended City staff for their efforts on the audit and highlighted the portion of general fund expenditures dedicated to public safety. Motion carried 7-0.

3. Five Flags Civic Center FY 24 Annual Report Presentation: Motion by Resnick to receive and file the documents and listen to the presentation. Seconded by Wethal. Five Flags Civic Center General Manager Aaron Rainey presented the FY 24 annual report and activities. In response to City Council questions, Rainey noted that the drop in attendance reflects an industry-wide trend and that facility costs have risen. Leisure Services Director Marie Ware outlined the next steps for the facility, noting that funding has been allocated to initiate the planning process. She added that the Capital Improvement Plan (CIP) budget includes funding spread over four years to carry out the planned projects. City Council members discussed the influence of market conditions on attendance, the facility's long-term viability, and expressed interest in holding another discussion on its future ahead of the Fiscal Year 2026 budget hearings. The recent passing of long-time Civic Center Advisory Commission commissioner Rod Bakke was

acknowledged, with Rainey and City Council members praising his dedicated service. Motion carried 7-0.

4. Request for Proposals for Leisure Services Comprehensive Master Plan Consultant Services: Motion by Sprank to receive and file the documents and approve the Request for Proposals (RFP) for Leisure Services Comprehensive Master Plan Consultant Services and direct staff to post the RFP and initiate the consultant selection process. Seconded by Jones. City Council members discussed the importance of the plan and expressed their expectation that it will highlight both the strengths and areas for improvement in the city's parks. Motion carried 7-0.

5. Creation of a Precision Policing Center: Motion by Farber to receive and file the documents and approve establishing a Precision Policing Center (PPC). Seconded by Jones. Jensen made a presentation on the PPC. In response to Council questions, Jensen explained that the PPC will be housed in a computer room at the Dubuque Law Enforcement Center, that establishing a PPC does not have an immediate budget impact, and that the PPC will not replace officer interactions with the public. Van Milligen noted that the Police Department will continue its School Resource Officer (SRO) and Community Oriented Policing programs. Van Milligen and Jensen noted the significant collaborative effort by multiple city departments, including Police and Information Technology (IT), in developing this proposal. City Council members recommended that job descriptions for positions supporting the PPC be specific and proposed considering part-time roles to document civilian reports. They also stressed the importance of preserving personal connections with residents. Motion carried 7-0.

6. Iowa Amphitheater on Schmitt Island Project Bid Package No. 1 (Site Demolition & Mass Grading) Award Public Improvement Contract Project Code: 5575000022, 3049900010: Motion by Roussell to receive and file the documents and adopt Resolution No. 341-24 Awarding Public Improvement Contract for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading). Seconded by Sprank. Motion carried 7-0.

**RESOLUTION NO. 341-24
AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE IOWA AMPHITHEATER ON SCHMITT ISLAND PROJECT – BID PACKAGE NO. 1 (SITE DEMOLITION & MASS GRADING)**

Whereas, sealed proposals have been submitted by contractors for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading), (the Project) pursuant to Resolution No. 294-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 20th day of September 2024; and

Whereas, said sealed proposals were opened and read on the 14th day of October 2024 and it has been determined that Eastern Iowa Excavating & Concrete LLC of Cascade, Iowa, in the bid amount of \$819,676.45, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Eastern Iowa Excavating & Concrete LLC and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 21st day of October 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

7. Work Session Request: Microsoft Co-Pilot Implementation Strategy: Motion by Wethal to receive and file the documents and schedule the work session for November 4, 2024, at 5:30 p.m. Seconded by Resnick. Motion carried 7-0.

8. Work Session Request: Update on Grant Initiatives and Grant Funding: Motion by Wethal to receive and file the documents and schedule the work session for November 4, 2024, at 6:00 p.m. Seconded by Sprank. Motion carried 7-0.

9. Work Session Request: Greater Dubuque Development Corporation - Retail Strategies Findings and Recommendations: Motion by Jones to receive and file the documents and schedule the work session for December 16, 2024, at 5:15 p.m. Seconded by Wethal. Motion carried 7-0.

10. Dubuque Regional Airport Solar Array Ribbon-Cutting Video: Motion by Sprank to receive and file the documents and view the video. Seconded by Farber. Media Services showed a video summary of the ribbon-cutting ceremony to recognize the completion of a new solar array project at the Dubuque Regional Airport. The video can be viewed at <https://youtu.be/EzMnxtA-H68> A video of the full event can be viewed at <https://youtu.be/1Koxdz3mbvo>. Motion carried 7-0.

11. Delivering Dubuque Video: Restoring Commercial Air Service: Motion by Sprank to receive and file the documents and view the video. Seconded by Wethal. Media Services showed the Delivering Dubuque episode regarding the community's efforts to restore, retain, and expand air service for the region. The video can be viewed at https://youtu.be/WyYVadiQ9X8?si=dNB_bAm_wmEl668wi. City Council Members commended the video. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Sprank reported on participating in a clean-up of the Bee Branch and the North End Neighborhood Association's upcoming Trunk or Treat event.

Council Member Farber reported on attending meetings related to her service on NLC and Federal Communications Commission (FCC) committees.

Council Member Jones reported on the Iowa Association of Solid Waste Operators Conference, the Dubuque Regional Airport Solar Array Ribbon-Cutting, the Dubuque Main Street Awards, and the Tri-State Emergency Responders Conference.

Mayor Cavanagh announced the release of the first episode of the Iowa League of Cities (ILC) podcast, Leading Iowa.

CLOSED SESSION

Motion by Jones to convene in closed session at 9:59 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 10:25 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:25 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS SPECIAL SESSION OFFICIAL

The Dubuque City Council met in special session at 5:30 p.m. on November 4, 2024, 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 work sessions on Microsoft Co-Pilot Implementation and a Grant Initiatives and Grant Funding update.

WORK SESSIONS

Microsoft Co-Pilot Implementation

Chief Information Officer Chris Kohlmann presented on the City's strategy and plans for the implementation of Microsoft CoPilot. City Council Members discussed the upcoming launch of the National League of Cities (NLC) Pilot on Artificial Intelligence (AI), anticipated future developments in AI, and expressed interest in learning more about the training that will be provided to city staff. This work session concluded at 5:59 p.m.

Update on Grant Initiatives and Grant Funding
Director of Strategic Partnerships Teri Goodmann, Technical Grant Analyst/Assistant Justin Thiltgen, and Andrew Seth of Sustainable Strategies DC provided an update on grant initiatives and grant funding. A video message from President Joe Biden congratulating Goodmann on her upcoming retirement was also shown.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on November 4, 2024, 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. Hospice and Palliative Care Month (November 2024) was accepted by Executive Director Lavonne Noel and Board Member Carole Carroll on behalf of Hospice of Dubuque.

2. National League of Cities Centennial Day (November 7, 2024) was accepted by Mayor Cavanagh on behalf of the City of Dubuque.

3. The 150th Anniversary Year of the Sisters of the Presentation (November 13, 2024) was accepted by Sisters Carmen Hernandez, Marilyn Breen and Marilou Irons on behalf of the Sisters of the Presentation of the Blessed Virgin Mary of Dubuque, IA.

4. Pancreatic Cancer Awareness Day (November 21, 2024) was accepted by President Diane Oglesby on behalf of the Michael W. Oglesby Foundation.

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: Airport Commission of September 24, 2024; Arts & Cultural Affairs Advisory Commission of September 24, 2024; Cable Television Commission of February 28, 2024; Community Development Advisory Commission of September 4,

2024; Equity and Human Rights Commission of September 10, 2024; Five Flags Civic Center Commission of June 13, 2024; Historic Preservation Commission of September 19, 2024; Housing Commission of July 23, 2024; Park and Recreation Commission of August 13 and September 10, 2024; Resilient Community Advisory Commission of September 5, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Jacqueline Fetter for personal injury; Roger Wilming for vehicle damage; State Farm Mutual Insurance a/s/o Casey Smith for vehicle damage. Upon motion the documents were received, filed, and referred to the 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: Jacqueline Fetter for personal injury; Roger Wilming 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. 342-24 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.

**RESOLUTION NO. 342-24
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, IA. 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 4th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

5. Reimbursement Resolution – Fire Facilities and Equipment: Upon motion the documents were received and filed, and Resolution No. 343-24 Relating to the financing of proposed projects and acquisitions to be undertaken by the City of Dubuque, IA.; establishing compliance with reimbursement bond regulations under the Internal Revenue Code was adopted.

**RESOLUTION NO. 343-24
RELATING TO THE FINANCING OF PROPOSED PROJECTS AND ACQUISITIONS TO BE UNDERTAKEN BY THE CITY OF DUBUQUE, IA.; ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE**

BE IT RESOLVED BY THE CITY COUNCIL (THE "COUNCIL") OF THE CITY OF DUBUQUE, IA. (THE "CITY"), AS FOLLOWS:

Section 1. Recitals

- a. The Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations") dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse the City for project expenditures made by the City prior to the date of issuance.
- b. The Regulations generally require that the City make a prior declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing and that the borrowing occur and the

reimbursement allocation be made from the proceeds of such borrowing within a certain period after the payment of the expenditure or the date the projects are placed in service; and

- c. The City desires to comply with requirements of the Regulations with respect to certain projects and acquisitions hereinafter identified.

Section 2. Official Intent Declaration.

- a. The City proposes to undertake the following projects and acquisitions and to make original expenditures with respect thereto prior to the issuance of bonds, notes or other obligations (the "Bonds") and reasonably expects to issue the Bonds for such projects and acquisitions in the maximum principal amount shown below:

Projects / Acquisitions: Undertaking capital improvements to municipal fire protection buildings and facilities and acquiring vehicles and equipment for the municipal fire department,

Maximum Amount of Bonds Expected to be Issued for Projects/Acquisitions: \$4,000,000

- b. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds or (ii) expenditures made not earlier than sixty days prior to the date of this Resolution or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the projects and acquisitions have heretofore been made by the City for which the City will seek reimbursement from the proceeds of the Bonds.
- c. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. Budgetary Matters - As of the date hereof, there are no City funds reserved, allocated on a long term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long term basis or otherwise set aside) to provide permanent financing for the expenditures related to the projects and acquisitions, other than pursuant to the issuance of the Bonds. This resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

Section 4. Reimbursement Allocations - The City's finance officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally

the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make payment of the prior costs of the projects and acquisitions. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds, shall specifically identify the actual prior expenditure being reimbursed or, in the case of reimbursement of a fund or account, the fund or account from which the expenditure was paid, and shall be effective to relieve the proceeds of the Bonds from any restriction under the bond resolution or other relevant legal documents for the Bonds, and under any applicable state statute, which would apply to the unspent proceeds of the Bonds.

Section 5. Repealer - All resolutions, parts of resolutions, or actions of the City Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed, approved, and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Tschiggfrie Parcel: Upon motion the documents were received and filed, and Resolution No. 344-24 Accepting the Deed to Certain Real Estate in Dubuque County, IA. From Edward and Joan Tschiggfrie was adopted.

**RESOLUTION NO. 344-24
ACCEPTING THE DEED TO CERTAIN REAL ESTATE IN DUBUQUE COUNTY, IA. FROM EDWARD AND JOAN TSCHIGGFRIE**

Whereas, Edward and Joan Tschiggfrie are the owners of the following real estate

Lot A of Lot 2 of Lot 1 of "Lott's Subdivision", in Section 1, Table Mound Township, in the City of Dubuque, IA., according to the recorded plats thereof, subject to easements of record (the Property); and

Whereas, in 2002, the City of Dubuque prepared an Acquisition Plat for the Property the intent of which was to allow Edward and Joan Tschiggfrie to convey the Property to the City; and

Whereas, the intended conveyance was not finalized; and

Whereas, Edward and Joan Tschiggfrie have now requested that the City accept the deed to the Property a copy of which is attached hereto; and

Whereas, the City Council finds that the deed should be accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

1. The City of Dubuque, IA., hereby accepts the Deed from Edward and Joan

Tschiggfrie, a copy of which is attached hereto.

2. The City Clerk is hereby authorized and directed to record this Resolution and the Deed with the Dubuque County Recorder.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. City Hall Annex Roof Replacement Project - Project Code: 5565000001: Upon motion the documents were received and filed, and Resolution No. 345-24 Accepting the City Hall Annex Roof Replacement Project and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 345-24
ACCEPTING THE CITY HALL ANNEX ROOF REPLACEMENT PROJECT AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for the City Hall Annex Roof Replacement Project (the Project) has been completed by the contractor, Giese Roofing Co. (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$182,160.00; and

Whereas, the Contractor has previously been paid \$173,052.00, leaving a balance of \$9,108.00; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$9,108.00 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. 2024-2026 Dubuque City Council Goals & Priorities Handout: Upon motion the documents were received and filed.

9. Updated Housing Incentives - New Units Handout: Upon motion the documents were received and filed.

10. Housing Commission Cross Representation Appointment: Housing Commission requested City Council approval on the appointment of commissioner Renee Kehoe, 1209 Lincoln Ave., to the Cross Representation term on the Community Development Advisory Commission that will expire on August 17, 2027. Upon motion the documents were received, filed, and approved.

11. Grass and weed cutting and garbage collection assessments: Upon motion the documents were received and filed, and Resolution No. 346-24 Authorizing the City to Collect Delinquent Grass and Weed Cutting and Garbage Collection Charges in Accordance with Title 6-4-3A And Title 6-8-2 Of the Code of Ordinances of The City of Dubuque, IA. was adopted.

**RESOLUTION NO. 346-24
AUTHORIZING THE CITY TO COLLECT DELINQUENT GRASS AND WEED CUTTING AND GARBAGE COLLECTION CHARGES IN ACCORDANCE WITH TITLE 6-4- 3A and TITLE 6-8-2 OF THE CODE OF ORDINANCES OF THE CITY OF DUBUQUE, IA.**

Whereas, residential properties in the City of Dubuque are considered substandard if any conditions exist to an extent that endanger life, limb, health, property, safety or welfare of the public or the occupants thereof; and

Whereas, whenever in the judgment of the Housing Officer, a nuisance that is "palpably and indisputably such" exists which requires immediate action to protect the public health, safety or welfare of the public, the Housing Officer may order the emergency abatement of such; and

Whereas, delinquent grass and weed cutting and garbage collection charges shall be certified by the City Clerk to the Dubuque County Treasurer for collection with, and in the same manner as general property taxes;

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

Section 1. That the persons listed on the attached Grass/Weed/Garbage Assessment Schedule are delinquent in the payment of grass and weed cutting and garbage collection charges:

Section 2. That the City Clerk be and is hereby ordered and directed to certify to the County Treasurer of Dubuque County, IA., that the persons named on the attached Grass / Weed / Garbage Assessment Schedule are delinquent in the payment of grass and weed cutting and garbage collection charges in the amount set aside of the respective names, and that said amounts shall be collected in the same manner as general property taxes against the respective parcels of property set

opposite the names of the owners.

Passed, approved and adopted this 4th day of November 2024.

Brad M Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

Schedule of Assessments

Delinquent Grass and Weed Cutting and Garbage Collection, Location; Owner; Parcel #; Amount; Category

2123 Broadlawn; Lot 2 Blk 6 Hillcrest Park; Freedom Properties LLC 973 Richards Rd Dubuque IA 52003; 1022329005; \$213.36; garbage

1116 Rhomberg; Lot 24 Fengler's Add; Zenger, Keith Scott 19349 Fettkether Ln Durango IA 52039; 1118317002; \$233.36; garbage
2415 Queen; Lot 2-68 Stafford's Add; Schmitt, Gary C 41513 Heiderscheit Rd Holy Cross IA 52053; 1013452027; \$272.36; garbage

460 W Locust; Lot 2-1 & 2-3 Bowens Sub; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024179004; \$226.36; garbage

2135 Jackson; Lot 1-S 36.6'-E 1/2-Lot 37 L H Langworthy's Add; Mid America Property Management LLC PO Box 1572 Dubuque IA 52004; 1024208017; \$251.36; garbage

2401 Windsor; Lot 1 of the Sub of Lots 1 & 2-2; And Lot 1-2 Both in Windsor Ave Sub; JK Investments LLC 9120 Long Tail Ln Dubuque IA 52003; 1013453029; \$213.36; garbage

2286 Central; W 1/2-S 1/2-Lot 18 & W 1/2- N 1/4-Lot 16P L H Langworthy's Add; Wells Fargo Bank 1 Home Campus Des Moines IA 50328; 1024130003; \$278.36; garbage

12. School Resource Officer Contract with Dubuque Community School District: Upon motion the documents were received, filed, and approved.

13. Iowa Department of Transportation HMA Resurfacing and Paved Shoulders Project Notification: Correspondence from Jesse Tibodeau, Assistant District Engineer, notifying the City Council of HMA resurfacing and HMA paved shoulders on US-20 from Swiss Valley to Old Highway Road. Upon motion the documents were received and filed.

14. Signed Contract(s): Tricon General Construction, Inc. for the Old Mill Road Lift Station and Force Main Project - Phase 1. Upon motion the documents were received and filed.

15. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Eastern Iowa Excavating & Concrete, LLC for the Iowa

Amphitheater at Schmitt Island Bid Package 1: Site Preparation. Upon motion the documents were received, filed, and approved.

16. Approval of 2023 City Council Official Proceedings: Upon motion the documents were received, filed, and approved.

17. Approving a Third Amendment to Development Agreement by and between the City of Dubuque, IA. and Union at the Marina, LP adding Impact Housing Indiana Corp. as a Party: Upon motion the documents were received and filed, and Resolution No. 347-24 Approving a Third Amendment to Development Agreement by and Between the City of Dubuque, IA. and Union at The Marina, LP was adopted.

**RESOLUTION NO. 347-24
APPROVING A THIRD AMENDMENT TO
DEVELOPMENT AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA. AND
UNION AT THE MARINA, LP**

Whereas, the City of Dubuque and Union at the Marina, LP (Developer) entered into a Purchase and Development Agreement dated for reference purposes October 16, 2023, for the development of property located at 1860 Hawthorne Street; and

Whereas, City and Developer desire to amend the Development Agreement as set forth in the Third Amendment to Development Agreement attached hereto; and

Whereas, it is the determination of the City Council that approval of the Third Amendment to Development Agreement, for the development of the Property by Union at the Marina, LP according to the terms and conditions set out in the Third Amendment to Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Third Amendment to Development Agreement by and between the City of Dubuque and Union at the Marina, LP, a copy of which is attached hereto, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Third Amendment to Development 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 Third Amendment to Development Agreement as herein approved.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

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 Wethal. Motion carried 7-0.

1. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque and Dubuque Racing Association, Ltd. Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Upon motion the documents were received and filed and Resolution No. 348-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Dubuque Racing Association, Ltd., Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto 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 November 18, 2024 in the Historic Federal Building.

**RESOLUTION NO. 348-24
FIXING THE DATE FOR A PUBLIC HEAR-
ING OF THE CITY COUNCIL OF THE CITY
OF DUBUQUE, IA. ON A DEVELOPMENT
AGREEMENT BY AND BETWEEN THE CITY
OF DUBUQUE, IA. AND DUBUQUE RACING
ASSOCIATION, LTD., INCLUDING THE
PROPOSED ISSUANCE OF URBAN RE-
NEWAL TAX INCREMENT REVENUE OBLI-
GATIONS RELATING THERETO AND
PROVIDING FOR THE PUBLICATION OF
NOTICE THEREOF**

Whereas, City and Dubuque Racing Association, Ltd. have entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W. 13th Street, Dubuque, IA. for the development of approximately 4.9 acres located on leased property due north of 1855 Greyhound Park Rd, Dubuque, IA.; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement, with Dubuque Racing Association, Ltd.; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403 pursuant

to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 18th day of November 2024, at 6:30 p.m. The official agenda will be posted on Friday, November 15, 2024, and will contain listening, viewing, and public input options. The City Council 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Dubuque Racing Association, Ltd., the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Dubuque Racing Association, Ltd. pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$2,275,686.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 4th day of November, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

2. Iowa Amphitheater on Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage) - Initiate Public Bidding Process and Setting Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 349-24 Iowa Amphitheater On Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage): 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 November 18, 2024 in the Historic Federal Building.

RESOLUTION NO. 349-24

IOWA AMPHITHEATER ON SCHMITT ISLAND PROJECT - BID PACKAGE NO. 2 (UTILITIES, PAVING & AMPHITHEATER STAGE) - 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

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Iowa Amphitheater on Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage) in the estimated construction amount of \$9,702,000.00 are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 18th day of November 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers 350 W. 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Iowa Amphitheater on Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage) is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 5th day of December 2024. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 16th day of December 2024, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, adopted and approved this the 4th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

3. Initiate Bid Process and Set Public Hearing for the Bunker Hill Irrigation Replacement Project Phase 3: Upon motion the documents were received and filed and Resolution No. 350-24 Bunker Hill Golf Course – Phase 3 Irrigation 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 18, 2024 in the Historic Federal Building.

RESOLUTION NO. 350-24

BUNKER HILL GOLF COURSE – PHASE 3 IRRIGATION 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

Whereas, Bunker Hill Golf Course is a popular community amenity within which the irrigation system is a vital component to playability and maintenance; and

Whereas, Phase 3 is the final phase of the project putting the golf course in its' best position to provide a quality product on an annual basis.

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Bunker Hill Golf Course – Phase 3 Irrigation Project, in the estimated cost amount of \$360,000 are hereby preliminarily approved

and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 18th day of November 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

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 McGovern). Applicant: William H. Hendricks, 1801 S. Grandview. Motion by Jones to appoint Hendricks to the term. Seconded by Roussell. Motion carried 7-0.

2. Equity and Human Rights Commission: One, 3-Year term through January 1, 2026 (Vacant term of Sanchez). Applicants: Lusele-na Bravo, 781 Cottage Place; Traci Phillipson, 2120 Rhomberg Ave. Upon roll call vote, Bravo was appointed to the term, receiving all 7 votes.

PUBLIC HEARINGS

1. 2024 SRF Green Alley Project Public Hearing: Motion by Wethal to receive and file the documents and adopt Resolution No. 351-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for the 2024 SRF Green Alley Project. Seconded by Sprank. Motion carried 7-0.

RESOLUTION NO. 351-24

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE 2024 SRF GREEN ALLEY PROJECT

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

That the plans, specifications, form of contract and cost for the 2024 SRF Green Alley Project in the estimated amount \$1,342,614.00, are hereby approved.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. 2024 SRF Green Alley Project Special Assessments: Motion by Jones to receive and file the documents and adopt Resolution No. 352-24 With Respect to The Adoption of The Resolution of Necessity Proposed for The SRF Green Alley Bid 2024 SRF Green Alley Project and Resolution No. 353-24 Approving Schedule of Assessments and Estimate of Total Cost for the 2024 SRF Green Alley Bid Project. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 352-24
WITH RESPECT TO THE ADOPTION OF
THE RESOLUTION OF NECESSITY PRO-
POSED FOR THE SRF GREEN ALLEY BID
2024 SRF GREEN ALLEY PROJECT**

Whereas, the City Council has proposed a Resolution of Necessity for the 2024 SRF Green Alley Bid 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, IA.:

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.

Passed, adopted and approved this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 353-24
APPROVING SCHEDULE OF ASSES-
MENTS AND ESTIMATE OF TOTAL COST
FOR THE 2024 SRF GREEN ALLEY BID
PROJECT**

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

That the [provided] plat, schedule of assessments, and estimate of total cost for the 2024 SRF Green Alley Bid Project are hereby

approved.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Petition to Vacate the Alley Right of Way in the block bounded by Finley Street, Green Street, and Bunker Hill Road in Finley's Addition in the City of Dubuque, IA. For Vacating Petition (Agreement Between City of Dubuque and Interstate Power and Light): Motion by Roussell to receive and file the documents and adopt Resolution No. 354-24 Vacating The Alley Between The West Line of Finley Street and the East Line of Bunker Hill Road, In Finley's Addition to the City Of Dubuque, in the City Of Dubuque, IA., to be known as Lot 186A Finley's Addition in the City Of Dubuque, IA. and Resolution No. 355-24 Disposing of City Interest in Lot 186A Finley's Addition in The City of Dubuque, IA.. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 354-24
VACATING THE ALLEY BETWEEN THE
WEST LINE OF FINLEY STREET AND THE
EAST LINE OF BUNKER HILL ROAD, IN
FINLEY'S ADDITION TO THE CITY OF
DUBUQUE, IN THE CITY OF DUBUQUE, IA.,
TO BE KNOWN AS LOT 186A FINLEY'S
ADDITION IN THE CITY OF DUBUQUE, IA.**

Whereas, the City of Dubuque has entered into an agreement with Interstate Power Company for the conveyance of City Owned property comprised of the Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. to accommodate the construction of a new power substation facility; and

Whereas, Interstate Power and Light Company has requested the vacation of the Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. and the conveyance of said property to Interstate Power and Light Company per said agreement; and

Whereas, Atwell Group has prepared and submitted to the City Council a plat showing the proposed vacated Alley Between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley's Addition to the City of Dubuque, in the City of Dubuque, IA. and assigned a lot number thereto, to be known as Lot 186A Finley's Addition in the City of Dubuque, IA.; and

Whereas, pursuant to resolution and published notice of time and place of hearing, published in the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, IA. on the 25th day of October 2024,

the City Council of the City of Dubuque, IA. met on the 4th day of November 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, Dubuque County, IA. to consider the request to vacate; and

Whereas, the City Council of the City of Dubuque, IA. overruled any and all objections, oral or written to the request to vacate; and

Whereas, the City Council of the City of Dubuque, IA., has determined that the proposed vacation of Lot 186A Finley's Addition in the City of Dubuque, IA. should be approved.

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

Section 1. That the real estate described as Lot 186A Finley's Addition in the City of Dubuque, IA., be and the same is hereby vacated.

Passed, approved and adopted this 4th day of November 2024

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

**RESOLUTION NO. 355-24
DISPOSING OF CITY INTEREST IN LOT 186A FINLEY'S ADDITION IN THE CITY OF DUBUQUE, IA.**

Whereas, pursuant to resolution and published notice of time and place of hearing, published in the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, IA. on the 25th day of October 2024, the City Council of the City of Dubuque, IA. met by virtual means on the 4th day of November, 2024, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, Dubuque, Dubuque County, IA. to consider the proposal for the sale of real estate described as:

Lot 186A Finley's Addition in the City of Dubuque, IA.

Whereas, the City Council of the City of Dubuque, IA. overruled any and all objections, oral or written to the proposal to sell such real estate.

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

Section 1. That the conveyance of City of Dubuque real property described as Lot 186A Finley's Addition in the City of Dubuque, IA., to Interstate Power and Light Company be and the same is hereby approved. Conveyance shall be by Quit Claim Deed.

Section 2. That the Mayor be authorized and directed to execute a Quit Claim Deed, and the City Clerk be and is hereby authorized and directed to deliver said deed of conveyance to Interstate Power and Light Company.

Section 3. That the City Clerk be and is hereby authorized and directed to record a

certified copy of this resolution in the offices of the City Assessor, Dubuque County Recorder and Dubuque County Auditor.

Passed, approved and adopted this 4th day of November 2024

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Kerper Boulevard Lift Station Project Public Hearing: Motion by Sprank to receive and file the documents and adopt Resolution No. 356-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Kerper Blvd Lift Station Project. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 356-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE KERPER BLVD LIFT STATION PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the for the Kerper Blvd Lift Station Project in the estimated construction amount of \$1,626,615.00, are hereby approved.

Passed, adopted and approved this the 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Broadway Sanitary Sewer Improvements Project Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 357-24 Approval of Plans, Specifications, Form of Contract, and Estimated Cost for the Broadway Street Sanitary Sewer Improvement Project. Seconded by Farber. Motion carried 7-0.

**RESOLUTION NO. 357-24
APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE BROADWAY STREET SANITARY SEWER IMPROVEMENT PROJECT**

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

That the attached plans, specifications, form of contract and estimate of total cost for the for the Broadway Street Sanitary Sewer Improvement Project in the estimated construction amount of \$321,946.00, are hereby approved.

Passed, adopted and approved this the 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Ruby Sutton Building 2nd Floor Renovation Project Public Hearing: Motion by Sprank to receive and file the documents and adopt Resolution No. 358-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Ruby Sutton Building 2nd Floor Renovation Project. Seconded by Jones. Motion carried 7-0.

**RESOLUTION NO. 358-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE RUBY SUTTON BUILDING
2ND FLOOR RENOVATION PROJECT**

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

Section 1. That the plans, specifications, form of contract and cost for the for the Ruby Sutton Building 2nd Floor Renovation Project in the estimated Base Bid amount of \$840,000.00, are hereby approved.

Passed, approved and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Resolution Approving a Development Agreement by and between the City of Dubuque, IA. and Dubuque Housing, LLC: Motion by Roussell to receive and file the documents and adopt Resolution No. 359-24 Approving A Development Agreement by And Between the City of Dubuque, IA. And Dubuque Housing, LLC, Including the Issuance of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. Megan Carr, speaking on behalf of the developer, shared that they aim to complete the project by fall 2025. Motion carried 7-0.

**RESOLUTION NO. 359-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND DUBUQUE HOUSING, LLC, INCLUDING THE ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, the City Council, by Resolution No. 338-24, dated October 21, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA. and Dubuque Housing, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on November 4, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for the creation of low and

moderate income housing is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and between the City of Dubuque, IA. and Dubuque Housing, LLC, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved and adopted this 4th day of November, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Public Hearing to approve the revised Administrative Plan for the Housing Choice Voucher Program: Motion by Jones to receive and file the documents and adopt Resolution No. 360-24 Resolution Approving the Revision of The Public Housing Authority (PHA) Administrative Plan for The Housing Choice Voucher Program. Seconded by Resnick. In response to City Council questions, Housing and Community Development Director Alexis Steger explained that the minor plan revision adjusts the small area market rate to align with the federal rate. Steger also provided an overview of the voucher allotment review process. Motion carried 7-0.

**RESOLUTION NO. 360-24
APPROVING THE REVISION OF THE PUBLIC HOUSING AUTHORITY (PHA) ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM**

Whereas, the City of Dubuque is designated as a Public Housing Authority; and

Whereas, the City of Dubuque maintains a comprehensive Public Housing Authority Administrative Plan; and

Whereas, the City of Dubuque desires to revise said Public Housing Authority Administrative Plan; and

Whereas, the Housing Commission held public meetings to review the Chapter 16 revisions of the plan; and

Whereas, on October 22, 2024, the Housing Commission approved and recommended City Council's adoption of the revised Administrative Plan; and

Whereas, the Housing & Community Development Department will submit the revised Administrative Plan to the U.S. Department of Housing & Urban Development for final approval, after City Council approval.

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

Section 1. The Public Housing Authority (PHA) has revised the Administrative Plan for the Housing Choice Voucher Program, and the Housing Commission has approved all revisions to the Public Housing Authority Administrative Plan for the Housing Choice Voucher Program.

Section 2. The City Council has approved the revision to the Public Housing Authority Administrative Plan for the Housing Choice Voucher Program.

Section 3. The Housing & Community Development Director is hereby directed to submit the revised Public Housing Authority Administrative plan to the U.S. Department of Housing and Urban Development as required.

Passed, approved and adopted this 4th day of November 2024.

Brad M Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

PUBLIC INPUT

Dan Walsh, 1219 Arrowhead Dr.; Tut Fuller, 1145 S. Grandview; and Tyson Leyendecker, 1760 Overview Ct., all representing Capra Bank, spoke regarding Action Item No. 1, expressing concerns with the recommendation of Dubuque Bank and Trust as the City's financial services provider. They cited Dubuque Bank and Trust's impending sale to an out-of-state entity and stressed the importance of partnering with local banks. Mr. Walsh noted that Capra Bank submitted a dispute regarding Dubuque Bank and Trust's Request for Proposals (RFP) submission on October 18, which was denied by the City Manager on October 23. He suggested that the City Council consider tabling the action item. Kevin Finke, 6447 Torrey Pines Dr., of Dubuque Bank and Trust, read a letter on behalf of Drew Townsend, the bank's President and CEO, thanking the City for its recommendation. John Schmidt, 1075 Bonnie Ct.; and Thomas Flynn, 21475 Girl Scout Rd., also spoke in support of Dubuque Bank and Trust, highlighting the local employment base of the bank.

ACTION ITEMS

1. Commercial Banking Services Recommendation: Motion by Roussell to receive and file the documents and approve Dubuque Bank and Trust as the bank to provide financial services to the City of Dubuque for a five-year period. Seconded by Jones. Chief Financial Officer Jennifer Larson made a presentation. Brumwell confirmed that Iowa Code §362.5 specifies that a city official is not in conflict of interest when voting on a contract

with a corporation in which they or their immediate family own less than five percent of the corporation's stock. Mayor Cavanagh stated that some of his family members hold stock in HTLF, the parent company of Dubuque Bank and Trust, but clarified that this does not create a conflict of interest, as their holdings are below the 5% threshold. Van Milligen summarized the city's investment process, including the involvement of the Investment Oversight Advisory Commission, and explained that other priorities, such as the Enterprise Resource Planning (ERP) implementation and the recently completed pay and classification study, had delayed a re-evaluation of the city's banking services. He noted that the RFP required a bank to have a staffed local branch. In response to questions, Larson explained that various financial records have different retention requirements. City Council Members expressed interest in learning how other Iowa cities solicit banking services and how to assess the reinvestment of the bank's funds within the community. Van Milligen committed to city staff researching these areas for the next RFP. Larson stated that while most cities conduct an RFP for banking services, she was unsure of the typical contract terms. Historically, the city has used a five-year contract period but has not adhered to it recently due to ERP implementation. Van Milligen noted that the extensive process involved in changing financial institutions warranted the five-year timeframe. The City Council discussed the expertise of the RFP review committee and the strong evaluation criteria used in making this recommendation. They also indicated their preference for the re-evaluation of banking services through an RFP every five years. Motion carried 7-0.

2. Proposed Modification to the Downtown Rehabilitation Program Awards: Motion by Jones to receive and file the documents and adopt Resolution No. 361-24 Authorizing the City Manager to Amend the City of Dubuque Downtown Rehabilitation Grant Award Program. Seconded by Resnick. City Council Members praised the changes, noting they had received positive feedback. Motion carried 7-0.

RESOLUTION NO. 361-24

AUTHORIZING THE CITY MANAGER TO AMEND THE CITY OF DUBUQUE DOWNTOWN REHABILITATION GRANT AWARD PROGRAM

Whereas, the City Council of the City of Dubuque, IA. has created a Downtown Rehabilitation Grant Program (the Program) for purpose of stimulating reinvestment in the Greater Downtown Urban Renewal Area; and

Whereas, the Program provides for incentives which have assisted in the rehabilitation of seventy-two properties since its inception; and

Whereas, City Council has determined that amending the guidelines for the Program will encourage additional redevelopment efforts within the Greater Downtown Urban Renewal Area; and

Whereas, the City Council has determined that the City Manager should be granted the authority to amend the Program to modify the guidelines.

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

Section 1. The City Manager is authorized to amend the guidelines for the Downtown Rehabilitation Grant Program as needed to accommodate projects in a flexible manner.

Passed, approved, and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution Authorizing the Submission of an Iowa Economic Development Authority Business Financial Assistance Application by Universal Tank & Fabrication Inc.: Motion by Resnick to receive and file the documents and adopt Resolution No. 362-24 Authorizing the Filing of An Application with The Iowa Economic Development Authority for Business Financial Assistance on Behalf of Universal Tank & Fabrication, Inc. Seconded by Wethal. City Council Members expressed enthusiasm for the expansion. Motion carried 7-0.

**RESOLUTION NO. 362-24
AUTHORIZING THE FILING OF AN APPLICATION WITH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR BUSINESS FINANCIAL ASSISTANCE ON BEHALF OF UNIVERSAL TANK & FABRICATION, INC.**

Whereas, Universal Tank & Fabrication, Inc. is a Delaware corporation manufacturing custom fabricated pressure vessels and tanks at its Facility in Dubuque, IA.; and

Whereas, Universal Tank & Fabrication, Inc. has proposed making a Seven Million Two Hundred Fifty Thousand Dollar investment to expand its Facility (the Project); and

Whereas, financial assistance from the Iowa Economic Development Authority is designed to assist in the economic development efforts of local jurisdictions; and

Whereas, the City Council of the City of Dubuque, IA. has considered the Project and determined that the proposed Project will contribute to the local economy through the creation of ten (10) full-time jobs in the City of Dubuque; and

Whereas, the City of Dubuque, IA. is eligible to apply for funding from the Iowa Economic Development Authority Business Financial Assistance Program on behalf of Universal Tank & Fabrication, Inc.

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

Section 1. The filing of an Application for participation in the Iowa Economic Development Authority's Business Financial Assistance Program on behalf of Universal Tank & Fabrication, Inc., a copy of which is attached hereto, is hereby approved.

Section 2. The Mayor is hereby authorized to execute and the City Manager is hereby directed to submit the Application to the Iowa Economic Development Authority together with such other documents as may be required.

Passed, approved, and adopted this 4th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Pest Infestation Enforcement, Including Bed Bugs: 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 Farber. Steger summarized the proposed changes that clarify the responsibility for treating pest infestations and stated that another treatment will be required for several units at the Roosevelt West apartment complex that is currently experiencing an infestation. Brumwell referenced Iowa Code §562A regarding landlord and tenant financial responsibilities regarding infestations. City Council Members commended residents for relaying their concerns to the city. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 60-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-2 International Property Maintenance Code Amendments. Seconded by Farber. Motion carried 7-0.

**ORDINANCE NO. 60-24
AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE J PROPERTY MAINTENANCE CODE, SECTION 14-1J-2 INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1J-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

14-1J-2: INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS:

The following additions, deletions, modifications, or amendments of the International Property Maintenance Code, 2021 edition, adopted in section 14-1J-1 of this article to read as follows:

....

Section 309. Pest Elimination. Amended to read:

309.1 Infestation. Structures shall be kept free from the infestation of insects, rodents, or other pests. Structures in which insects, rodents, or other pests are found shall be promptly treated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

309.1.1 Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.1.2 Occupant. The occupant of any structure shall cooperate with the reasonable pest elimination efforts of the owner or owner's authorized agent.

309.2 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

Exception: Where the infestation is caused by defects in the structure the owner shall be responsible for pest elimination.

309.3 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house, or a nonresidential structure shall be responsible for pest elimination. If infestation is caused by failure of an occupant of a single dwelling unit to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 4th day of November 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

5. Work Session Request: Introduction to the Office of Community Impact and Review of the Equitable Fine and Fee Service Program: Motion by Resnick to receive and file the doc-

uments and schedule the work session for November 18, 2024, at 5:15 p.m. Seconded by Sprank. Motion carried 7-0.

6. New Housing Projects Update Video: Motion by Jones to receive and file the documents and view the video. Seconded by Resnick. Public Information Office staff showed a video featuring footage of examples of new housing projects throughout the community. The video can be seen at: <https://youtu.be/0PHmgW1v-Ro?si=YTr6tpUnoZa6BHUL>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Mayor Cavanagh reported on the first Denver Air Connection commercial flight to Dubuque and recent fundraisers for the Dubuque Museum of Art and the National Mississippi River Museum and Aquarium.

Council Member Jones reported on the recent passing of former Fire Chief Bill Miller.

Council Member Farber reported on the upcoming retirement of Goodmann and the upcoming election.

Council Member Roussell reported on William Intriligator's 25th anniversary as Music Director and Conductor of the Dubuque Symphony Orchestra.

Council Member Wethal thanked candidates running for political office.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:49 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Wethal. 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 9:30 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:30 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:15 p.m. on November 18, 2024, 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 Office of Community Impact and the Equitable Fine and Fee Service Program.

WORK SESSION

Introduction to the Office of Community Impact and Review of the Equitable Fine and Fee Service Program

Community Impact Director Antonio Mouzon; AmeriCorps Program Director Sarah Berna; Multicultural Family Center Director LaMetra Murdock; Community Service and Outreach Coordinator Brittney Hayes; and Community Diversion and Prevention Coordinator Miranda Onofre presented on the newly established Office of Community Impact and provided an update on the equitable fines and fees service program. In response to questions, Mouzon shared that the department will provide the next update on the program's implementation during its fiscal year 2026 budget presentation. He also noted that the department is collaborating with non-profits to offer diverse opportunities for program participants and plans to engage directly with neighborhoods for outreach. City Council Members voiced their support for the program and the targeted outreach to the census tract most affected by fines and fees. Mayor Cavanagh recommended that any remaining questions be emailed to Van Milligen due to time limitations.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on November 18, 2024, 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. The 35th Anniversary of The Dubuque Branch of the NAACP (2024) was accepted by RRS Stewart On behalf of the Dubuque Branch of the NAACP.

2. Small Business Saturday (November 30, 2024) was accepted by Mayor Cavanagh on behalf of the Small Business Saturday Coalition and the Dubuque Area Chamber of Commerce. Justine Paradiso, of the Dubuque Area Chamber of Commerce, attended virtually, but was unable to accept due to technical difficulties. Paradiso provided comments in the GoToMeeting chat that were read by Breitfelder.

CONSENT ITEMS

Mayor Cavanagh requested Item No. 11 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except for No. 11. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of September 30, October 7, October 21, and November 4, 2024; Equity and Human Rights Commission of October 8, 2024; Proof of Publication for City Council Proceedings of October 21, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Halanier Holmes for vehicle damage; Jamie Joe Doyle for vehicle damage; Keon Killins 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: Halanier Holmes 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. 363-24 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.

**RESOLUTION NO. 363-24
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, IA. 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 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Audit Services Recommendation: City Manager recommended the selection of Mauldin & Jenkins Certified Public Accountants, to provide the City's auditing services for the next three fiscal years, Fiscal Year 2024 through 2026, and authorize the City Manager to sign the audit service agreement. Upon motion the documents were received, filed, and approved.

6. Fiscal Year 2024 State Urban Renewal Report: Upon motion the documents were received and filed, and Resolution No. 364-24 Approving the Fiscal Year 2024 Urban Renewal Report for The City of Dubuque was adopted.

**RESOLUTION NO. 364-24
APPROVING THE FISCAL YEAR 2024 URBAN RENEWAL REPORT FOR THE CITY OF DUBUQUE**

Whereas, the Iowa Legislature approved HF 2460 in the 2012 Legislative Session, amending the current law pertaining to urban renewal districts; and

Whereas, HF 2460, otherwise known as the Urban Renewal Reporting Act of 2012, aims to increase transparency in the utilization of tax increment financing; and

Whereas, HF 2460 requires an annual urban renewal report be approved by the majority of a local governing body that had an active urban renewal plan anytime during the most recently ended fiscal year; and

Whereas, City staff have fulfilled the requirements outlined in the Act through a web-based reporting tool hosted by the Iowa Department of Management.

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

Section 1. That the Fiscal Year 2024 Urban Renewal Report for the City of Dubuque, be approved.

Section 2. That the Chief Financial Officer of the City of Dubuque, IA. is hereby authorized and directed to submit the Report, with a record of this approval, to the Iowa

Department of Management.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

7. Fiscal Year 2024 State of Iowa Annual Financial Report: Upon motion the documents were received, filed, and approved.

8. Fiscal Year 2026 Annual Tax Increment Financing Report: Upon motion the documents were received and filed.

9. Kohl's Department Store, Inc. 2023 & 2024 Property Tax Appeal Stipulation of Settlement Notice: Senior Counsel transmitted notice of a Stipulation of Settlement for a 2023 and 2024 property tax appeal filed by Kohl's Department Store, Inc. for their property located at 2595 NW Arterial. Upon motion the documents were received and filed.

10. Sublease by Dubuque Racing Association (DRA): Upon motion the documents were received and filed, and Resolution No. 365-24 Consenting to The Sublease Between the Dubuque Racing Association Ltd. and Pinseekers Dubuque RE, LLC, and Pinseekers Dubuque Operations, LLC was adopted.

**RESOLUTION NO. 365-24
CONSENTING TO THE SUBLEASE BETWEEN THE DUBUQUE RACING ASSOCIATION LTD. AND PINSEEKERS DUBUQUE RE, LLC, AND PINSEEKERS DUBUQUE OPERATIONS, LLC.**

Whereas, the City has leases with the Dubuque Racing Association Ltd.; and

Whereas, the Dubuque Racing Association Ltd. seeks the City's consent to a sublease between the Dubuque Racing Association Ltd. and Pinseekers Dubuque RE, LLC, and Pinseekers Dubuque Operations, LLC. for the construction and operation of a 30,000 square foot, multi-level family entertainment facility including a driving range with smart targets, a putting course, an event room and VIP area, and food and beverage offerings; and

Whereas, the leases require the City's consent to any sublease by the Dubuque Racing Association Ltd.; and

Whereas, the City Council of the City of Dubuque finds that the City should consent to the sublease.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

1. The City of Dubuque hereby consents to the sublease between the Dubuque Racing Association Ltd. and Pinseekers Dubuque RE, LLC, and Pinseekers Dubuque Operations, LLC.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

11. Contracted Services Agreement - Crescent Community Health Center: Motion by Jones to receive and file the documents and approve the agreement. Seconded by Wethal. Mayor Cavanagh announced that he would abstain from the vote due to his wife's employment at the center. Mayor Pro Tem Farber called the vote. Motion carried 6-0 with abstention from Cavanagh.

12. Intent to Apply for National Environmental Health Administration – Food and Drug Administration 2025 Track 3 Maintenance and Advancement Base Grant: Upon motion the documents were received, filed, and approved.

13. Proposed Conduit Licensing Authority for Iowa Power & Light/Alliant Energy: City Manager recommended approval to amend the existing Master Co-Location and Shared Services Agreement between the City of Dubuque and Interstate Power and Light (IPL) to provide IPL with authority to license excess "conduit" in addition to "dark fiber" presently in their Dubuque conduit system. Upon motion the documents were received, filed, and approved.

14. Acceptance 2024 ADA Sidewalk Curb Ramp Project One: Upon motion the documents were received and filed, and Resolution No. 366-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project One and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 366-24
ACCEPTING THE 2024 ADA SIDEWALK CURB RAMP PROJECT ONE AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project One (the Project) has been completed by the contractor, Midwest Concrete (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$97,023.35; and

Whereas, the Contractor has previously been paid \$92,172.18, leaving a balance of \$4,851.17; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$4,851.17 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

15. Acceptance 2024 ADA Sidewalk Curb Ramp Project Two - Project 5421000002: Upon motion the documents were received and filed, and Resolution No. 367-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project Two and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 367-24
ACCEPTING THE 2024 ADA SIDEWALK
CURB RAMP PROJECT TWO AND AU-
THORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project Two (the Project) has been completed by the contractor, Midwest Concrete (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$156,388.18; and

Whereas, the Contractor has previously been paid \$148,568.77, leaving a balance of \$7,819.41; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$7,819.41 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

16. Acceptance 2024 ADA Sidewalk Curb Ramp Project Three: Upon motion the documents were received and filed, and Resolution No. 368-24 Accepting The 2024 Ada Sidewalk

Curb Ramp Project No. 3 And Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 368-24
ACCEPTING THE 2024 ADA SIDEWALK
CURB RAMP PROJECT No. 3 AND AU-
THORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the Public Improvement Construction Contract for the 2024 ADA Sidewalk Curb Ramp Project No. 3 (the Project) has been completed by the contractor, Valentine Construction Co., LLC (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$212,562.24; and

Whereas, the Contractor has previously been paid \$190,568.52, leaving a balance of \$21,993.72; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$21,993.72 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

17. Acceptance 2024 ADA Sidewalk Curb Ramp Project Four: Upon motion the documents were received and filed, and Resolution No. 369-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project No. 4 And Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 369-24
ACCEPTING THE 2024 ADA SIDEWALK
CURB RAMP PROJECT NO. 4 AND AU-
THORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the Public Improvement Contract for the 2024 ADA Sidewalk Curb Ramp Project No. 4 (the Project) has been completed by the contractor, Drew Cook and Sons Excavating, Co. (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$102,140.14; and

Whereas, the Contractor has previously been paid \$93,205.44, leaving a balance of \$8,934.70; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$8,934.70 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

18. Acceptance 2024 Airport ADA Ramp Replacement Project: Upon motion the documents were received and filed, and Resolution No. 370-24 Accepting The 2024 Airport ADA Ramp Replacement Project and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 370-24
ACCEPTING THE 2024 AIRPORT ADA
RAMP REPLACEMENT PROJECT AND AU-
THORIZING FINAL PAYMENT TO THE
CONTRACTOR**

Whereas, the Public Improvement Contract for the 2024 Airport ADA Ramp Replacement Project (the Project) has been completed by the contractor, Midwest Concrete (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$63,976.29; and

Whereas, the Contractor has previously been paid \$60,777.48, leaving a balance of \$3,198.81; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$3,198.81 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th

day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

19. Acceptance Bunker Hill Golf Course Sinkhole Remediation Project: Upon motion the documents were received and filed, and Resolution No. 371-24 Accepting the Bunker Hill Golf Course Sinkhole Remediation Project and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 371-24
ACCEPTING THE BUNKER HILL GOLF
COURSE SINKHOLE REMEDIATION PRO-
JECT AND AUTHORIZING FINAL PAYMENT
TO THE CONTRACTOR**

Whereas, the Public Improvement Contract for the Bunker Hill Golf Course Sinkhole Remediation Project (the Project) has been completed by the contractor, Valentine Construction Co. (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$29,775.63; and

Whereas, the Contractor has previously been paid \$28,286.85, leaving a balance of \$1,488.78; 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, IA.:

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

Section 2. The Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$1,488.78 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

20. Maturity Extensions of Water Revenue Capital Loan Notes (Interim Financing) State Revolving Fund Planning and Design Loans: Upon motion the documents were received and filed, and Resolution No. 372-24 Extending the maturity date of the City's Water Revenue Capital Loan Note Anticipation Project Note R-1, Series 2022 was adopted.

**RESOLUTION NO. 372-24
EXTENDING THE MATURITY DATE OF THE
CITY'S WATER REVENUE CAPITAL LOAN
NOTE ANTICIPATION PROJECT NOTE R-1,
SERIES 2022**

Whereas, the City Council of the City of Dubuque, IA. (the "City"), has previously authorized the issuance of its Water Revenue Capital Loan Note Anticipation Project Note R-1, Series 2022, in a principal amount not to exceed \$1,570,000 (the "Project Note") to the Iowa Finance Authority, as lender (the "Lender"), for the purpose of paying the cost, to that extent, of planning and designing improvements and extensions to the Municipal Waterworks Utility System (the "Utility") of the City; and

Whereas, the City intended to refund the Project Note by its scheduled maturity date on January 7, 2025, through the issuance of bonds or notes, but refunding proceeds will not yet be available to the City; and

Whereas, the Lender has agreed to extend the maturity date of the Project Note to January 7, 2028, on the terms hereinafter set out.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The maturity date of the Project Note is hereby extended to January 7, 2028, and the Project Note shall continue to bear interest at the rate of 0% per annum from the date hereof to its maturity.

Section 2. The City Council hereby reserves the right to prepay principal of the Project Note in whole or in part at any time prior to the maturity thereof with accrued interest to the date of such payment.

Section 3. The Mayor and City Clerk are hereby authorized and directed to enter into whatever legal documents are required by the Lender to effectuate the provisions of this resolution.

Section 4. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed, approved and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitsfelder, City Clerk

21. Progress Update: 3000 Jackson Street, Dubuque Brewing and Malting Building: Upon motion the documents were received and filed.

22. Adoption of Supplement Numbers 2024 S-13 and S-14: Upon motion the documents were received and filed, and Resolution No. 373-24 Adopting Supplement Nos. 2024 S-13 And S-14 To the Code of Ordinances of The City of Dubuque, IA. was adopted.

**RESOLUTION NO. 373-24
ADOPTING SUPPLEMENT NOS. 2024 S-13
AND S-14 TO THE CODE OF ORDINANCES
OF THE CITY OF DUBUQUE, IA.**

Whereas, under date of August 17, 2009, the City Council, pursuant to Ordinance No.

43-09, readopted the Code of Ordinances of the City of Dubuque, IA. in its entirety; and

Whereas, since August 17, 2009, the City of Dubuque, IA. has compiled supplements to the Code of Ordinances consisting of all new ordinances and amendments to ordinances; and

Whereas, Section 380.8 of the Code of Iowa provides that supplements, adopted by resolution, become part of the Code of Ordinances; and

Whereas, Code Supplements are prepared by the American Legal Publishing of Cincinnati, Ohio and filed in the Office of the City Clerk of the City of Dubuque, IA.; and

Whereas, Supplement No. S-13 was inadvertently omitted from adoption at the time of its publication and is now being submitted together with Supplement No. S-14; and

Whereas, Supplement No. S-14 contains an incorrect date in the published version of the preface that has been corrected on the City Code of Ordinances website and will be corrected in the next printed supplement.

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

Section 1. That Supplement Nos. 2024 S-13 and S-14 to the City of Dubuque Code of Ordinances, which codifies all ordinances through 57-24 as approved by the City Council through September 16, 2024, is hereby adopted, and becomes part of the Code of Ordinances of the City of Dubuque, IA.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitsfelder, City Clerk

23. Signed Contract(s): Origin Design Co. for the Dubuque Well Fields Fiber 408 Permitting. Upon motion the documents were received and filed.

24. Tobacco Permit Refund Request - United Cigar and Tobacco: Upon motion the documents were received, filed, and approved.

25. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 374-24 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.

**RESOLUTION NO. 374-24
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

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications

Swagat Indian Cuisine, 1108 Locust St.
Roux and Lucia, 620 South Grandview Ave.

Renewals

Big 10 Mart 10, 1875 John F. Kennedy Rd.
Blend Business Dining, 700 Locust St.
Grand Harbor Resort & Water Park, 350 Bell St.

Happy's Place, 2323 Rockdale Rd.
Hotel Julien Dubuque, 200 Main St.
Kwik Stop 300, 1215 East 16th St.
Pepper Sprout, Inc., 378 Main St.
Your Pie, 806 Wacker Dr Suite 100

Special Event(s) per Special Event Application Submittal.

Wicked River - Merry Millwork Market 12-5-24 to 10-9-24, Caradco Courtyard and 10th St., between Jackson and Washington Sts.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

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. Resolution Setting Public Hearing on a Proposed Development Agreement with Miller Companies, LLC: Upon motion the documents were received and filed and Resolution No. 375-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Miller Companies, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, 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 December 2, 2024, in the Historic Federal Building.

RESOLUTION NO. 375-24

FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND MILLER COMPANIES, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF

Whereas, City and Miller Companies, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City clerk, City Hall, 50 W 13th Street, Dubuque, IA. for the development of property located at 744 Main Street; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with Miller Companies, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 2nd day of December 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 29, 2024, and will contain listening, viewing, and public input options. The City Council agenda may 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement

relating thereto with Miller Companies, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Miller Companies, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$160,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Setting Public Hearing on a Proposed Development Agreement with Limestone Legacy, LLC: Upon motion the documents were received and filed and Resolution No. 376-24 Fixing the Date for a Public Hearing of the City Council of The City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and Limestone Legacy, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, 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 December 2, 2024, in the Historic Federal Building.

**RESOLUTION NO. 376-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND LIMESTONE LEGACY, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and Limestone Legacy, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City clerk, City Hall, 50 W 13th Street, Dubuque, IA. for the development of property located at 1602 Central Avenue; and

Whereas, the City Council has tentatively

determined that it would be in the best interests of the City to approve the Development Agreement with Limestone Legacy, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 2nd day of December 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 29, 2024, and will contain listening, viewing, and public input options. The City Council agenda may 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Limestone Legacy, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Limestone Legacy, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$150,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

3. Resolution Setting Public Hearing on a Proposed Development Agreement with 1400 Central, LLC: Upon motion the documents were received and filed and Resolution No. 377-24 Fixing the Date for a Public Hearing of the City Council of the City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and 1400 Central, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, 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 December 2, 2024, in the Historic Federal Building.

**RESOLUTION NO. 377-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND 1400 CENTRAL, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and 1400 Central, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City clerk, City Hall, 50 W 13th Street, Dubuque, IA. for the development of property located at 1400 Central Avenue; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with 1400 Central, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section

403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 2nd day of December 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 29, 2024, and will contain listening, viewing, and public input options. The City Council agenda may 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with 1400 Central, LLC, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to 1400 Central, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$60,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breifelder, City Clerk

4. Resolution Setting Public Hearing on a Proposed Development Agreement with Nia Neighborhoods Opportunity Zone Fund, LLC: Upon motion the documents were received and filed and Resolution No. 378-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Nia Neighborhoods Opportunity Zone Fund, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, 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 December 2, 2024, in the Historic Federal Building.

**RESOLUTION NO. 378-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND NIA NEIGHBORHOODS OPPORTUNITY ZONE FUND, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and Nia Neighborhoods Opportunity Zone Fund, LLC have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City clerk, City Hall, 50 W 13th Street, Dubuque, IA. for the development of property located at 1390 White Street; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with Nia Neighborhoods Opportunity Zone Fund, LLC; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 2nd day of December 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 29, 2024, and will contain listening, viewing, and public input options. The City Council agenda may 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 authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with Nia Neighborhoods Opportunity Zone Fund, LLC, the proceeds of

which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to Nia Neighborhoods Opportunity Zone Fund, LLC pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$52,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Resolution Setting a Public Hearing on a Proposed Development Agreement with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc.: Upon motion the documents were received and filed and Resolution No. 379-24 Fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on a Development Agreement by and among the City of Dubuque, IA., SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc., including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations to SJR Properties, L.L.C., 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 December 2, 2024 in the Historic Federal Building.

**RESOLUTION NO. 379-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IA., SJR PROPERTIES, L.L.C., AND UNIVERSAL TANK & FABRICATION, INC., INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS TO SJR PROPERTIES, L.L.C., AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, SJR Properties, L.L.C. (Developer) is the owner of the following described real estate:

Lot 7 and Lot 8 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, IA., according to the recorded plat thereof locally known as 8025 Chavenelle Road (the Property); and

Whereas, Universal Tank & Fabrication, Inc. (Employer) requires a facility for its operations and has entered into a Lease Agreement with Developer for the Property; and

Whereas, City, Developer, and Employer have entered into a Development Agreement, subject to the approval of the City Council, pursuant to which Developer will renovate the Property including certain Improvements described in the Development Agreement; and

Whereas, the City Council has tentatively determined that it would be in the best interests of City to approve the Development Agreement; and

Whereas, the Development Agreement provides for the issuance by City of economic development grants to SJR Properties, L.L.C., for Developer's obligations to construct the Minimum Improvements and Employer's obligations to create and maintain employees, payable from the tax increment revenues collected in respect of the Minimum Improvements to be constructed by Developer and Employer in accordance with the Development Agreement, for the purpose of carrying out the objectives of an Urban Renewal Plan as hereinafter described; and

Whereas, before said obligations may be approved, Chapter 403 of the Code of Iowa 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, IA. THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 2nd day of December 2024 at 6:30 p.m. The official agenda will be posted on Friday, November 29, 2024, and will contain listening, viewing, and public input options. The City Council agenda may be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, cityclerk@cityofdubuque.org.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement

relating thereto with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc., the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Dubuque Industrial Center Urban Renewal Area, consisting of the funding of economic developments grants to SJR Properties, L.L.C. pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$330,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Setting a Public Hearing on Proposed Second Amendment to Lease Agreement by and Between the City of Dubuque, IA. and the Dubuque County Historical Society: Upon motion the documents were received and filed and Resolution No. 380-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On The Second Amendment to The Lease Agreement by And Between the City of Dubuque, IA., And Dubuque County Historical Society 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 December 2, 2024, in the Historic Federal Building.

**RESOLUTION NO. 380-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON THE SECOND AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA., AND DUBUQUE COUNTY HISTORICAL SOCIETY AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City is the owner of a public facility known as Mathias Ham House (the Ham House) which is leased to Dubuque County Historical Society with a legal description of Lots 530, 1 of 531, 2 of 531 and 532 all in Hams Addition, in the City of Dubuque; and

Whereas, Dubuque County Historic Society desires to extend the current lease period and continue to operate the Ham House; and

Whereas, it is deemed to be in the best interest of both parties to the Lease Agreement and to the public in general that the Dubuque County Historical Society lease and operate the Ham House as a historic site.

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

Section 1. That the City Council of the City of Dubuque, IA., proposes to approve the Second Amendment of the Lease Agreement to Dubuque County Historical Society.

Section 2. That the City Council shall conduct a public hearing on the proposed Second Amendment to the Lease Agreement in the City Council Chambers at the Historic Federal Building, 350 W. 6th Street, Dubuque, IA. on the 2nd day of December 2024, beginning at 6:30 PM.

Section 3. That the City Clerk be and is hereby authorized and directed to publish notice of the public hearing in the form attached hereto, according to law.

Passed, approved, and adopted this 18th day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

7. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.3: Upon motion the documents were received and filed and Resolution No. 381-24 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2024.3, 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 2024.3, For Said Area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on December 16, 2024 in the Historic Federal Building.

**RESOLUTION NO. 381-24
AUTHORIZING AND DIRECTING THE CITY
MANAGER TO PREPARE AN AMENDED
AND RESTATED URBAN RENEWAL PLAN,
VERSION 2024.3, 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 2024.3,
FOR SAID AREA**

Whereas, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the "Plan" of "Urban Renewal Plan") for the Greater Downtown Urban Renewal District (the "District") in order to provide redevelopment opportunities which will further the pur-

poses and objectives of the Urban Renewal Plan; and

Whereas, City staff has recommended that the Urban Renewal Plan be further amended and restated to add projects to the Public Purpose Activities; and

Whereas, Iowa Code Chapter 403 requires that before an Urban Renewal Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth herein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan, Version 2024.3, for the Greater Downtown Urban Renewal District to accomplish the foregoing purposes and objectives, to include in such Amended and Restated Urban Renewal Plan, Version 2024.3, any appropriate project activities and details, to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed Amended and Restated Plan, Version 2024.3.

Section 2. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Amended and Restated Urban Renewal Plan, Version 2024.3, for the Greater Downtown Urban Renewal Area to be held on the 16th day of December 2024, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the proposed Amended and Restated Urban Renewal Plan, Version 2024.3, and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Director is directed to send by ordinary mail a copy of the proposed Amended and Restated Urban Renewal Plan, Version 2024.3, the notice of public hearing, a notice of consultation, and, to the extent the Amended and Restated Urban Renewal Plan, Version 2024.3, includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District Board of Education and Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted on this 18th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Housing Appeals and Mediation Board: One, 3-Year term through January 1, 2027 (Vacant term of Spence). Applicant: Cole Hansen, 408 Burch St. Breitfelder stated that Hansen submitted written input in support of their application.

2. Housing Commission: One, 3-Year term through August 17, 2027 (Vacant term of White). Applicant: Davis Wall, 1710 ½ White St.

3. Resilient Community Advisory Commission: One, 3-Year term through July 1, 2026 (Vacant At Large term of Chamberland). Applicant: David McDermott, 919 Kirkwood St. Breitfelder stated that McDermott submitted written input in support of their application.

PUBLIC HEARINGS

1. Approving a Development Agreement with Dubuque Racing Association, Ltd.: Motion by Jones to receive and file the documents and adopt Resolution No. 382-24 Approving A Development Agreement by And Between the City Of Dubuque, IA., And Dubuque Racing Association, LTD., Including The Issuance Of Urban Tax Increment Revenue Obligations. Seconded by Sprank. Alex Dixon, 251 Hidden Oaks Ct., President and CEO of Q Casino; and Ryan Ranguette, 1105 Park View Cir., Waunakee, Wi., made a presentation on the proposed PinSeekers facility. City Council Members expressed support for the facility and encouraged more community input on the redevelopment of Schmitt Island. Motion carried 7-0.

**RESOLUTION NO. 382-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA., AND DUBUQUE RACING ASSOCIATION, LTD., INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, the City Council, by Resolution No. 348-24, dated November 4, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Dubuque Racing Association, LTD., for redevelopment of a lease area lying within parts of Lot 1, Lot 2, and Lot 3 of Chaplain Schmitt Island in the City of Dubuque (the Property) including the issuance of Urban Re-

newal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on November 18, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Dubuque Racing Association, LTD., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and between the City of Dubuque, IA., and Dubuque Racing Association, LTD., a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development 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 Development Agreement as herein approved.

Passed, approved and adopted this 18th day of November, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Iowa Amphitheater on Schmitt Island - Bid Package 2 (Utilities, Paving & Amphitheater Stage): Motion by Sprank to receive and file the documents and adopt Resolution No. 383-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Iowa Amphitheater on Schmitt Island Project – Bid Package No. 2 (Utilities, Paving & Amphitheater Stage). Seconded by Wethal. Responding to a question about desired add-on amenities not included in the base bid estimate, Van Milligen explained that many of these features can be added over time. He noted the project is funded by a Destination Iowa Outdoor Recreation Fund grant, though the full grant amount was not awarded. Additional grants will be pursued to help fund the add-on amenities. Alex Dixon, 251 Hidden Oaks Ct., President and CEO of Q Casino stated that he has advocated to the state for additional funding and prioritized the amenities if additional funding is awarded. He also noted that the project received seven bids and is expected to be cost-effective. City Council Members praised the project and highlighted the importance of certain add-on amenities. Motion carried 7-0.

**RESOLUTION NO. 383-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE IOWA AMPHITHEATER ON
SCHMITT ISLAND PROJECT – BID PACK-
AGE NO. 2 (UTILITIES, PAVING & AMPHI-
THEATER STAGE)**

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

Section 1. That the attached plans, speci-
fications, form of contract and estimate of total
cost for the Iowa Amphitheater on Schmitt
Island Project – Bid Package No. 2 (Utilities,
Paving & Amphitheater Stage) in the estimated
amount \$9,702,000.00, are hereby approved.

Passed, approved, and adopted this 18th
day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

3. Bunker Hill Irrigation Replacement Pro-
ject Phase 3 Public Hearing: Motion by Rous-
sell to receive and file the documents and
adopt Resolution No. 384-24 Approval of
Plans, Specifications, Form of Contract, And
Estimated Cost for The Bunker Hill Irrigation
Replacement Project Phase 3. Seconded by
Wethal. City Council Members highlighted
Bunker Hill as a great amenity that generates
revenue. Motion carried 7-0.

**RESOLUTION NO. 384-24
APPROVAL OF PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND ESTIMATED
COST FOR THE BUNKER HILL IRRIGATION
REPLACEMENT PROJECT PHASE 3**

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

Section 1. That the proposed plans, speci-
fications, form of contract and estimated cost
for the Bunker Hill Irrigation Replacement
Phase 3, in the estimated cost of \$360,000,
are hereby approved.

Passed, adopted and approved this 18th
day of November 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

PUBLIC INPUT

Felicia Carner, 1591 White St., spoke re-
garding Action Item No. 1, supporting the pre-
ferred alternative and emphasizing the need
for equitable amenities.

ACTION ITEMS

1. Central Avenue and White Street Corri-
dor Traffic Study Preferred Alternative En-
gagement Results: Motion by Sprank to re-
ceive and file the documents and approve the

preferred alternative for the Central Avenue
and White Street Corridor Traffic Study as
developed by Bolton & Menk. Seconded by
Wethal. Bolton & Menk Senior Traffic Engineer
Jennifer McCoy made a presentation. City
Council Members emphasized that tonight's
vote was only on the traffic alternative. Van
Milligen explained that once an alternative is
confirmed, staff will develop implementation
proposals through the budget process. In re-
sponse to City Council questions, McCoy clar-
ified that the proposed bike lane on White
Street would be fully protected from traffic,
whereas relocating it to Jackson Street would
result in an unprotected lane due to lower traf-
fic volumes. She also noted that trucking busi-
nesses had concerns about two-way traffic
and lane width but were open to further dis-
cussions on establishing a truck route. Ad-
dressing questions about the bike lane, Traffic
Engineer Justine Hull highlighted the need for
additional analysis and community engage-
ment to evaluate the feasibility of placing the
bike lane on Jackson Street. City Council
members expressed support for the chosen
alternative and the broader revitalization of the
corridor, including features like a bike lane and
green spaces. They also emphasized the im-
portance of timely implementation of the up-
dates. Motion carried 7-0.

2. Submission of EPA Grant Application for
the Dubuque Community Resilience Hub Pro-
ject: Motion by Sprank to receive and file the
documents and approve a grant application to
the U.S. Environmental Protection Agency
(EPA)'s Community Change grant program.
Seconded by Wethal. Van Milligen confirmed
that no match is required for the grant. Director
of Strategic Partnerships Teri Goodmann stat-
ed that the site would be owned by the Dream
Center, with Dubuque County and city staff
leading site operations during disasters. The
Housing and Community Development De-
partment would co-manage the training pro-
gram alongside the Dream Center. Goodmann
noted that the program is currently in the con-
ceptual stage and would be further developed
if the grant is awarded. City Council members
expressed support for the program and high-
lighted the value of collaborative partnerships.
Motion carried 7-0.

3. GFOA Distinguished Budget Presenta-
tion Award: Motion by Roussell to receive and
file the notification of the City of Dubuque re-
ceiving the Government Finance Officers As-
sociation Distinguished Budget Presentation
Award for the 19th consecutive year. Seconded
by Wethal. City Council Members congratulat-
ed city staff and highlighted the transparency
demonstrated through the budget process.
Motion carried 7-0.

4. 2025 State Legislative Priorities: Motion by Roussell to receive and file the documents and approve the 2025 State Legislative Priorities. Seconded by Sprank. City Council members highlighted the upcoming legislative dinner and emphasized that these priorities reflect the city's key areas for partnership with the state. Motion carried 7-0.

5. Updated Equity and Human Rights Commission Ordinance: 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. Brumwell and Chief of Equity and Human Rights Gisella Aitken-Shadle noted that the commission aimed to update the city code to more accurately represent their activities and guide their priorities effectively. City Council Members voiced their support for the commissioners' efforts and expressed hope that the amendment would provide greater clarity regarding their responsibilities. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 61-24 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights, Chapter 2 Equity and Human Rights Commission. Seconded by Resnick. Motion carried 7-0.

**ORDINANCE NO. 61-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 8 EQUITY AND HU-
MAN RIGHTS, CHAPTER 2 EQUITY AND
HUMAN RIGHTS COMMISSION**

NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF
DUBUQUE, IA.:

Section 1. Title 8, Chapter 2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

....

8-2-2: PURPOSE: The purpose of the commission is to establish a human rights commission in conformance with the Iowa Civil Rights Act, to declare the public policy of nondiscrimination in the city; to provide for educational programs to prevent and eliminate discrimination in the city; and to cooperate with the Iowa Civil Rights Commission in the fulfillment of contractual obligations and the enforcement process.

8-2-3: INTERNAL ORGANIZATION AND RULES: The commission 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. The Commission has adopted Administrative Rules which

shall govern the work of the body and the enforcement process.

....

8-2-9: OFFICERS; ORGANIZATION:

A. Chair and Vice Chair. The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year.

B. Vacancies in Chair and Vice Chair. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term.

C. Secretary. A city staff member shall serve as secretary.

8-2-10: MEETINGS:

A. Regular Meetings: The commission will be scheduled to meet monthly and must meet at least once per quarter.

B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

D. Attendance:

1. In the event a commissioner has been absent for three (3) or more meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

2. Attendance must be entered upon the minutes of all meetings.

3. Remote attendance is allowed; arrangements should be made with city staff in advance of the meeting.

E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.

F. Quorum: Five (5) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution.

....

8-2-13: POWERS, DUTIES, AND RESPONSIBILITIES: The commission serves in an advisory capacity to the City Council and has the following powers, duties, and responsibilities:

A. To study the existence, character, causes, and extent of inequity and discrimination in public accommodations, credit transactions, employment, apprenticeship programs, on the job train-

ing programs, vocational schools, other educational institutions, and housing in the city and to attempt the elimination of such inequity and discrimination through education, conciliation, and recommended changes to policy and practice.

- B. To form subcommittees to address specifically identified goals or needs in the community related to the elimination of inequity and discrimination.
- C. To attend events and training opportunities both within the community and beyond.
- D. To actively promote human rights to various groups in the community including governmental bodies, clubs, schools, and media.
- E. To assist the City Manager, upon request, in the recruitment and selection of staff.
- F. To work with the staff appointed by the City Manager to:
 - 1. Review and provide feedback to city staff on the annual report prepared for transmission to the Mayor and City Council describing the work performed by the staff and the commission
 - 2. Discuss, develop, and submit budget requests in furtherance of the objectives and goals of the Commission and Department
 - 3. Review at the regular meetings intake and complaint data.
 - 4. As needed, prepare for public hearings by attending training on the procedures outlined in the Administrative Rules for conducting a hearing.
- G. To make recommendations to the City Council concerning advancing equity, promoting inclusion, and addressing discrimination in order to improve quality of life, livability and equity for all residents, including the adjustment or adoption of regulations consistent with and necessary for the civil rights enforcement provisions of this Title.
- H. To cooperate, within the limits of any appropriations made for its operation, with other agencies or organizations, both public and private, whose purposes are consistent with those of this chapter, in the planning and conducting of programs designed to advance equity or eliminate discrimination or cultural and intergroup tensions.
- I. To receive, administer, dispense, and account for any restricted funds that may be donated to the commission and any grants that may be awarded the commission for furthering the purposes of this title. No disbursements will be

made of any restricted funds without authority from the City Council.

- J. On occasion, and pursuant to this Title, the adopted Administrative Rules, the City contract with the Iowa Civil Rights Commission, and the Iowa Code, hold hearings upon a complaint made against a covered person or entity alleging a violation of the protections afforded by this Title for which conciliation efforts have failed to resolve the complaint.

....

8-2-15: CONFIDENTIALITY OF COMPLAINTS AND INVESTIGATORY MATERIALS: No member of the commission will disclose the filing of a charge, the information gathered during the investigation, or the endeavors to eliminate such discriminatory or unfair practice by conference, conciliation, or persuasion unless such disclosure is made in connection with the conduct of such investigation or after the commission has held a public hearing upon a complaint filed in connection with such charge. This section does not prevent any complainant, witness, or other person from publicizing the filing of a charge or complaint or the matter therein complained of.

8-2-16: SUBPOENAS: The staff assigned to the commission may issue subpoenas and order discovery in aid of investigations under this title pursuant to the Administrative Rules. Such subpoenas and discovery may be ordered to the same extent and subject to the same limitations as would apply for county attorney subpoenas.

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 18th day of November 2024.

Brad Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

6. Award 2024 SRF Green Alley Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 385-24 Awarding Public Improvement Construction Contract for the 2024 SRF Green Alley Project. Seconded by Sprank. City Council Members emphasized the importance of improving the alleys near Central Avenue as part of the broader effort to revitalize the area. Motion carried 7-0.

**RESOLUTION NO. 385-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE 2024 SRF GREEN ALLEY PROJECT**

Whereas, sealed proposals have been submitted by contractors for the 2024 SRF

Green Alley Project, (the Project) pursuant to Resolution No. 351-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 11th day of October 2024; and

Whereas, said sealed bid proposals were opened and read on the 7th day of November 2024, and it has been determined that McDermott Excavating, Inc. of Dubuque, IA., submitted low bid in the amount of \$1,202,512.00, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby approved and awarded to McDermott Excavating, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Award Broadway Sanitary Sewer Improvement Project: Motion by Jones to receive and file the documents and adopt Resolution No. 386-24 Awarding Public Improvement Construction Contract for The Broadway Street Sanitary Sewer Improvement Project. Seconded by Farber. City Engineer Gus Psihoyos stated that the awarded bid amount is 16.33% lower than the estimated cost and noted that receiving seven bids made the process highly competitive. Motion carried 7-0.

**RESOLUTION NO. 386-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE BROADWAY STREET SANITARY SEWER IMPROVEMENT PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Broadway Street Sanitary Sewer Improvement Project, (the Project) pursuant to Resolution No. 335-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 23rd day of October 2024; and

Whereas, said sealed proposal was opened and read on the 7th day of November 2024 and it has been determined that Tschiggfrie Excavating Co., of Dubuque, IA. submitted low bid in the amount of \$266,668.30, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement

Construction Contract for the Project is hereby awarded to Tschiggfrie Excavating Co. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

8. Eagle Point Water Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Award Construction Contract: Motion by Sprank to receive and file the documents and adopt Resolution No. 387-24 Awarding Public Improvement Construction Contract for The Eagle Point Water Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 387-24
AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE EAGLE POINT WATER PLANT SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) UPGRADE PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Eagle Point Water Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project, (the Project) pursuant to Resolution No. 275-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service wide circulation on the 5th day of September 2024; and

Whereas, said sealed proposal was opened and read on the 17th day of October 2024 and it has been determined that Westphal and Company, Inc. of Dubuque, IA. submitted low bid in the amount of \$253,434.00, plus Alternate A in the amount of \$38,552.00, with an hourly rate of \$381.00/HR, and is the lowest responsive, responsible bidder for the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Westphal and Company, Inc. of Dubuque, IA. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted and approved this 18th day of November 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

COUNCIL MEMBER REPORTS

Council Member Farber reported on attending the National League of Cities' (NLC)

annual conference and the recent publication of NLC's AI Advisory Committee's AI Report and Toolkit.

Council Member Jones reported on attending Dubuque Metropolitan Area Solid Waste Agency (DMASWA) Board meetings and the upcoming public hearing regarding their Customer Convenience Center.

Council Member Roussell reported on touring the Sisters of the Presentation of the Blessed Virgin Mary's campus in honor of their 150th anniversary.

Mayor Cavanagh also reported on NLC's conference and shared that NLC is celebrating its 100th anniversary. Cavanagh also emphasized the importance of local government services and their continued availability, regardless of the changes brought about by federal and state elections.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:39 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 8:57 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:57 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

CITY OF DUBUQUE IOWA CITY COUNCIL PROCEEDINGS REGULAR SESSION OFFICIAL

The Dubuque City Council met in regular session at 6:30 p.m. on December 2, 2024, 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. Eradication of Generational Poverty Day (December 7, 2024) was accepted by Samantha Hastings on behalf of the Fountain of Youth Program.

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: Cable TV Commission of October 23, 2024; City Council Proceedings of November 18, 2024; Community Development Advisory Commission of October 16, 2024; Equity and Human Rights Commission of October 8, 2024; Five Flags Civic Center Advisory Commission of September 9, 2024; Historic Preservation Commission of October 17, 2024; Library Board of Trustees Update of October 24, 2024; Park and Recreation Commission of October 15, 2024; Zoning Advisory Commission of October 2, 2024; Zoning Board of Adjustment of October 24, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Denise Elison for personal injury; Bryn Kittle 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: Jamie Doyle for personal injury and vehicle damage; Denise Ellison for personal injury. 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. 388-24 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.

**RESOLUTION NO. 388-24
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, IA. 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 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Investment and Debt Management Software Recommendation: City Manager recommended City Council approval of SymPro Treasury Management Solutions for the City's investment and debt management software. Upon motion the documents were received, filed, and approved.

6. Fiscal Year 2024 City Street Financing Report: Upon motion the documents were received and filed.

7. Application for EPA Brownfields Assessment Grant: City Manager recommended City Council approval to apply for a 2025 round of EPA Brownfields Assessment Grant in an amount of \$500,000. Upon motion the documents were received, filed, and approved.

8. Updated Boards and Commissions Application and Demographic Information: Upon motion the documents were received and filed.

9. 2024 Maintenance Dredging Project No. 1 - Acceptance of Public Improvement Construction Contract - Project Number: 5546000001-304-67990 Harbor Area Dredging: Upon motion the documents were received and filed, and Resolution No. 389-24 Accepting The 2024 Maintenance Dredging Project No. 1 And Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 389-24
ACCEPTING THE 2024 MAINTENANCE DREDGING PROJECT no. 1 AND AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the public improvement contract for the 2024 Maintenance Dredging Project No. 1, (the Project) has been completed by the Contractor, Newt Marine Service of Dubuque Iowa (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$311,300.00; and

Whereas, the Contractor has previously been paid \$202,867.75, leaving a credit refund balance of \$108,432.25.

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, IA.:

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 pay the Contractor for the balance of the retainage of \$108,432.25 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 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

10. Seippel Road Water Main Lowering Project - Acceptance of Public Improvement Construction Contract - Project Code: 4281000059: Upon motion the documents were received and filed, and Resolution No. 390-24 Accepting the Seippel Road Water Main Lowering Project and Authorizing Final Payment to The Contractor was adopted.

**RESOLUTION NO. 390-24
ACCEPTING THE SEIPPEL ROAD WATER
MAIN LOWERING PROJECT AND AUTHORIZING
FINAL PAYMENT TO THE CONTRACTOR**

Whereas, the public improvement contract for the Seippel Road Water Main Lowering Project, (the Project) has been completed by the Contractor, Top Grade Excavating, Inc. of Farley Iowa (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

Whereas, the final contract amount for the Project is \$172,651.98; and

Whereas, the Contractor has previously been paid \$164,019.38, leaving a balance of \$8,632.60; 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, IA.:

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 pay the Contractor for the balance of the retainage of \$8,632.60 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 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

11. Travel Dubuque Request for Funding for Field of Dreams Project: City Manager recommended City Council approval of the Memorandum Agreement with Travel Dubuque regarding funding for the Field of Dreams Project. Upon motion the documents were received, filed, and approved.

12. Signed Contract(s): Strand Associates, Inc. for Amendment No. 2 to Task Order No. 22-03 for the Water Treatment Plant and Water Distribution System Supervisory Control and Data Acquisition System Upgrade. Upon motion the documents were received and filed.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2025 (Vacant Business Professional, lives or works inside cultural district term of Robins); One, 3-Year term through June 30, 2026 (Vacant Public Member 3 term of Riedel); One, 3-Year term through June 30, 2027 (Vacant Business Professional Term of Neuhaus). Applicants: David Barba, 2400 Central Ave. (qualifies for Public Member 3 and Business Professional terms); Gail Chavenelle, 1155 Kelly Ln. (qualifies for Public Member 3 and Business Professional terms); Aaron Hefel, 515 1/2 W. 8th St. (qualifies for Business Professional, lives or works inside cultural district; Public Member 3 and Business Professional terms); Bree Hernandez, 1298 Locust St. (qualifies for Business Professional, lives or works inside cultural district; Public Member 3 and Business Professional terms); and Jessica Ochoa, 1970 Hale St. (qualifies for Public Member 3 and Business Professional terms). Briana Thompson, 1268 Locust St., spoke in support of applicants Barba and Hernandez. Hefel spoke in support of his application.

2. Equity and Human Rights Commission: One, 3-Year term through January 1, 2027 (Vacant term of Sampson-Brown). Applicants: DeLano Cain-Watson, 994 Patricia Ann Dr.; Traci Phillipson, 2120 Rhomberg Ave. Cain-Watson spoke in support of his application.

Appointments were made to the following boards/commissions.

1. Housing Appeals and Mediation Board: One, 3-Year term through January 1, 2027 (Vacant term of Spence). Applicant: Cole Hansen, 408 Burch St. Motion by Roussell to appoint Hansen to the term. Seconded by Sprank. Motion carried 7-0.

2. Housing Commission: Two, 3-Year terms through August 17, 2027 (Vacant terms of White and Wooden). Applicants: Matt Henick, 2115 Golden Eagle Dr. (Additional Applicant); David Wall, 1710 ½ White St. Motion by Jones to appoint Henick and Wall to the terms. Seconded by Roussell. Motion carried 7-0.

3. Resilient Community Advisory Commission: One, 3-Year term through July 1, 2026 (Vacant term of Chamberland). Applicant: David McDermott, 919 Kirkwood St. Motion by Jones to appoint McDermott to the term. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Resolution Approving a Proposed Development Agreement with Miller Companies, LLC: Motion by Resnick to receive and file the documents and adopt Resolution No. 391-24 Approving A Development Agreement by and Between the City of Dubuque, IA. and Miller Companies, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations. Seconded by Jones. City Council Members expressed excitement about the number of Development Agreements up for consideration at tonight's meeting and the positive impact they are expected to have. Motion carried 7-0.

RESOLUTION NO. 391-24 APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND MILLER COMPANIES, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS

Whereas, Miller Companies, LLC is the owner of the property legally described as follows:

The North 26 ½ feet of Lot 26, and all of Lot 27A, in the City of Dubuque, IA. according to the United States Commissioners' Map thereof (the Property); and

Whereas, the City Council, by Resolution No. 375-24, dated November 18, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Miller Companies, LLC, including the issuance of Urban Renewal Tax Increment Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed De-

velopment Agreement on December 2, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Miller Companies, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and between the City of Dubuque, IA., and Miller Companies, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved, and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Resolution Approving a Proposed Development Agreement with Limestone Legacy, LLC: Motion by Sprank to receive and file the documents and adopt Resolution No. 392-24 Approving A Development Agreement by And Between the City of Dubuque, IA. and Limestone Legacy, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. In response to a question about the Downtown Rehabilitation Grant and competition for funding, Van Milligen and Economic Development Director Jill Connors noted the grant's \$200,000 annual budget. While the façade grant is fully allocated, staff have identified additional funds for any projects that may apply for the grant before the fiscal year ends. City Council Members highlighted the grant's positive community impact and expressed concern that future state funding restrictions could limit program support. Motion carried 7-0.

RESOLUTION NO. 392-24 APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND LIMESTONE LEGACY, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS

Whereas, Limestone Legacy, LLC is the

owner of the property legally described as follows:

The South Half of the South one-fifth of Out Lot 441, in the City of Dubuque, IA., according to the United States Commissioners' Map of the Survey of the Town of Dubuque, IA. (the Property); and

Whereas, the City Council, by Resolution No. 376-24, dated November 18, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Limestone Legacy, LLC, including the issuance of Urban Renewal Tax Increment Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on December 2, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Limestone Legacy, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and between the City of Dubuque, IA., and Limestone Legacy, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved, and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Resolution Approving a Proposed Development Agreement with 1400 Central, LLC: Motion by Jones to receive and file the documents and adopt Resolution No. 393-24 Approving A Development Agreement by And Between the City of Dubuque, IA. And 1400 Central, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. Leisha Schumacher, co-owner of 1400 Central LLC, 315 E 5th St., Suite 200, Waterloo, provided an overview of the building's history and planned updates. Van Milligen confirmed, in response to a question, that the façade grant applies to this project and that developers proposed

grant modifications to city staff which were incorporated into recent updates. City Council Members thanked the developers for their input and city staff for acting on the recommendations. Motion carried 7-0.

**RESOLUTION NO. 393-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND 1400 CENTRAL, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, 1400 Central, LLC is the owner of the property legally described as follows:

The Westerly 65 feet of the Southerly 31 feet 7 ½ inches of Lot 443 in the City of Dubuque, IA., according to the United States Commissioners' Map of the Town of Dubuque, IA. (the Property); and

Whereas, the City Council, by Resolution No. 377-24, dated November 18, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and 1400 Central, LLC, including the issuance of Urban Renewal Tax Increment Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on December 2, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by 1400 Central, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and between the City of Dubuque, IA., and 1400 Central, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved, and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

4. Resolution Approving a Proposed Development Agreement with Nia Neighborhoods Opportunity Zone Fund, LLC: Motion by Rousell to receive and file the documents and adopt Resolution No. 394-24 Approving A Development Agreement by And Between the City of Dubuque, IA. and Nia Neighborhoods Opportunity Zone Fund, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations. Seconded by Sprank. Developer Yindra Dixon, 251 Hidden Oaks Ct., provided an overview of the building and commended the updates to the façade grant program. City Council Members noted improvements in the development process and city staff's efforts to address concerns. Motion carried 7-0.

**RESOLUTION NO. 394-24
APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND NIA NEIGHBORHOODS OPPORTUNITY ZONE FUND, LLC, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, Nia Neighborhoods Opportunity Zone Fund, LLC is the owner of the property legally described as follows:

The South 26.30 feet of the North 1/5 of Lot 482 in the City of Dubuque, IA., according to the United States Commissioners' Map thereof (the Property); and

Whereas, the City Council, by Resolution No. 378-24, dated November 18, 2024, declared its intent to enter into a Development Agreement by and between the City of Dubuque, IA., and Nia Neighborhoods Opportunity Zone Fund, LLC, including the issuance of Urban Renewal Tax Increment Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on December 2, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Nia Neighborhoods Opportunity Zone Fund, LLC, according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and between the City of Dubuque, IA., and Nia Neighborhoods Opportunity Zone Fund, LLC, a copy of which is attached hereto, including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development

Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved, and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Approving a Proposed Development Agreement with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc.: Motion by Farber to receive and file the documents and adopt Resolution No. 395-24 Approving A Development Agreement by And Among the City of Dubuque, IA., SJR Properties, L.L.C., And Universal Tank & Fabrication, Inc., Including the Issuance of Urban Tax Increment Revenue Obligations. Seconded by Wethal. Jason White, Vice President of Business Services at Greater Dubuque Development Corporation (GDDC), 224 4th Ave. SE, Dyersville, spoke about GDDC's involvement with Universal Tank & Fabrication, Inc. He relayed thanks from Dan Davis, Principal of Universal Tank & Fabrication, Inc., who was unable to attend, for the city's support. In response to a question about the job commitment terms in the Development Agreement, Van Milligen explained that such language is standard. If the company falls below 50 full-time equivalent positions at any point during the 10-year agreement, the rebate is reduced proportionally. Employers must provide annual certification of their employee numbers. Motion carried 7-0.

**RESOLUTION NO. 395-24
APPROVING A DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IA., SJR PROPERTIES, L.L.C., AND UNIVERSAL TANK & FABRICATION, INC., INCLUDING THE ISSUANCE OF URBAN TAX INCREMENT REVENUE OBLIGATIONS**

Whereas, SJR Properties, L.L.C. is the owner of the property legally described as follows:

Lot 7 and Lot 8 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, IA., according to the recorded plat thereof (the Property); and

Whereas, the City Council, by Resolution No. 379-24, dated November 18, 2024, declared its intent to enter into a Development Agreement by and among the City of Dubuque, IA., SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc, including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, pursuant to published notice, a public hearing was held on the proposed Development Agreement on December 2, 2024, at 6:30 p.m.; and

Whereas, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. The Development Agreement by and among the City of Dubuque, IA., SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc., including the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Public Hearing and Approval of Second Amendment to the Lease Agreement by and Between the City of Dubuque, IA. and the Dubuque County Historical Society: Motion by Sprank to receive and file the documents and adopt Resolution No. 396-24 Approving A Second Amendment to The Lease Agreement by And Between the City of Dubuque, IA., And Dubuque County Historical Society. Seconded by Wethal. Motion carried 7-0.

**RESOLUTION NO. 396-24
APPROVING A SECOND AMENDMENT TO
THE LEASE AGREEMENT BY AND BE-
TWEEN THE CITY OF DUBUQUE, IA., AND
DUBUQUE COUNTY HISTORICAL SOCIETY**

Whereas, City is the owner of a public facility known as Mathias Ham House (the Ham House) which is leased to Dubuque County Historical Society with a legal description of Lots 530, 1 of 531, 2 of 531 and 532 all in Hams Addition, in the City of Dubuque; and

Whereas, Dubuque County Historic Society desires to extend the current lease period and continue to operate the Ham House; and

Whereas, the City Council by Resolution No. 380-24, dated November 18, 2024 declared its intent to enter into a Second

Amendment to the Lease Agreement by and between the City of Dubuque, IA. and Dubuque County Historical Society; and

Whereas, pursuant to a published notice, a public hearing was held on the proposed Second Amendment to the Lease Agreement on December 2, 2024; and

Whereas, it is the determination of the City Council that approval of the Second Amendment to the Lease Agreement for the public facility known as the Ham House, according to the terms and conditions set out in the lease agreement and its amendments, is in the best interest of the City of Dubuque.

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

Section 1. The Second Amendment to the Lease Agreement by and between the City of Dubuque, IA. and Dubuque County Historical Society for the Ham House, a copy attached hereto, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Second Amendment to the Lease Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest his signature.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Second Amendment to the Lease Agreement as herein approved.

Passed, approved, and adopted this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

ACTION ITEMS

1. Kerper Boulevard Lift Station Project - Award Public Improvement Contract - Project No. 5581500047: Motion by Sprank to receive and file the documents and adopt Resolution No. 397-24 Awarding Public Improvement Construction Contract for The Kerper Boulevard Lift Station Project. Seconded by Wethal. In response to questions about the estimated cost, Van Milligen and City Engineer Gus Psihoyos clarified that the estimate represents the maximum amount, excluding change orders. Psihoyos noted that while staff review all potential scenarios when developing project plans and specifications, unforeseen work may still arise for any project. Motion carried 7-0.

**RESOLUTION NO. 397-24
AWARDING PUBLIC IMPROVEMENT Con-
struction CONTRACT FOR THE KERPER
BOULEVARD LIFT STATION PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Kerper Boulevard Lift Station Project, (the Project) pursuant to Resolution No. 334-24 and Notice to Bid-

ders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 23rd day of October 2024; and

Whereas, said sealed proposal was opened and read on the 21st day of November 2024 and it has been determined that Tschiggfrie Excavating Co., of Dubuque, IA. submitted low bid in the amount of \$1,843,385.90, and is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Tschiggfrie Excavating Co. and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 2nd day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

2. Council Member Susan Farber Appointment to National League of Cities (NLC) Information Technology and Communications Committee: Motion by Roussell to receive and file the documents and congratulate Farber on her appointment as vice chair of NLC 2025 Information Technology and Communications Federal Advocacy Committee. Seconded by Resnick. City Council Members commended Farber for her service. Farber expressed that it is an honor to represent the City and showcase our use cases. Motion carried 7-0.

3. Work Session Request: Sustainable Dubuque: Motion by Resnick to receive and file the documents and schedule the work session for February 17, 2025, at 5:30 p.m. Seconded by Roussell. Motion carried 7-0.

4. Work Session Request: Iowa Jobs for America's Graduates (iJAG) City Life Student Presentation to City Council: Motion by Resnick to receive and file the documents and schedule the work session for May 5, 2025, at 5:30 p.m. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Jones reported on the recent Dubuque Racing Association (DRA) board meeting and the recent opening of Island Social at Q Casino.

Council Member Resnick reported that Cathy Goodman has been performing the annual SnowBiz holiday show for 15 years, and that this year's performance will be her last one.

Council Member Wethal reported on Santa's recent visit to Bluff St. and encouraged residents to shop local.

Mayor Cavanagh commended Dubuque Main Street's efforts to support local businesses on Small Business Saturday.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:30 p.m. to discuss Confidential Records, Pending Litigation, and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(j) Code of Iowa. Seconded by Roussell. 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 9:19 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:19 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in special session at 5:15 p.m. on December 16, 2024, 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 Greater Dubuque Development Corporation and Retail Strategies findings and recommendations.

WORK SESSION

Greater Dubuque Development Corporation -
Retail Strategies Findings and Recommendations

Rick Dickinson, President and CEO of Greater Dubuque Development Corporation, and Michael Warsaw, Portfolio Director of Retail Strategies, presented their findings and recommendations on opportunities to enhance the community's retail and hospitality sectors. In response to questions, the presenters explained that the community's makeup influences the types of businesses that can be recruited, noting that it has broadened in recent years. Warsaw discussed the data retailers use to identify new markets and encouraged the City Council to collaborate with developers to reduce lead times.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:27 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

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

The Dubuque City Council met in regular session at 6:30 p.m. on December 16, 2024, 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

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 December 2, 2024; Five Flags Civic Center Advisory Commission of September 9, 2024; Historic Preservation Commission of October 17, 2024; Long Range Planning Advisory Commission Draft Minutes of November 20, 2024; Park and Recreation Commission of November 12, 2024; Resilient Community Advisory Commission of October 3, 2024; Proof of Publication for City Council Proceedings of November 4, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Lois Kamp for vehicle damage; Laura Schroeder 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: Sierra Eversoll for vehicle damage; Bryn Kittle for vehicle damage; Laura Schroeder 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. 398-24 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.

**RESOLUTION NO. 398-24
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, IA. 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 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

5. Kohl's Department Store 2023 & 2024 Property Tax Appeal Stipulation of Settlement Approval: Senior Counsel recommended ap-

proval of the Stipulation of Settlement for a 2023 and 2024 property tax appeal filed by Kohl's Department Store, Inc. for their property located at 2595 NW Arterial. Upon motion the documents were received, filed, and approved.

6. Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque: Upon motion the documents were received and filed, and Resolution No. 399-24 Approving an Agreement Between the City of Dubuque And ITC Midwest, LLC To Operate An Electric Transmission System In The City Of Dubuque was adopted.

**RESOLUTION NO. 399-24
APPROVING AN AGREEMENT BETWEEN THE CITY OF DUBUQUE AND ITC MIDWEST, LLC TO OPERATE AN ELECTRIC TRANSMISSION SYSTEM IN THE CITY OF DUBUQUE**

Whereas, the City of Dubuque, IA. (City) and ITC Midwest, LLC (ITC Midwest) have tentatively entered into an Agreement for the operation of an electric transmission system in the City of Dubuque until such time as City and ITC Midwest finalize a franchise agreement to operate the system; and

Whereas, the City Council finds that it is in the best interests of the City of Dubuque to approve the Agreement.

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

Section 1. The attached Agreement is hereby approved.

Section 2. The City Manager is authorized and directed to sign the Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

7. Public, Educational, and Governmental (PEG) Access Equipment Grant Program and PEG Channel Guidelines Updates: City Manager recommended City Council approval of changes to the policies and procedures related to the Public, Educational, and Governmental (PEG) Access Equipment Grant Program and guidelines for Dubuque's PEG channels as attached. Upon motion the documents were received, filed, and approved.

8. FY2025 Main Street Iowa Program Agreement: Upon motion the documents were received and filed, and Resolution No. 400-24 Approving an Agreement by and among the Iowa Economic Development Authority,

Dubuque Main Street, Ltd. And The City of Dubuque Providing for The Dubuque Main Street Program in The City of Dubuque was adopted.

**RESOLUTION NO. 400-24
APPROVING AN AGREEMENT BY AND AMONG THE IOWA ECONOMIC DEVELOPMENT AUTHORITY, DUBUQUE MAIN STREET, LTD. AND THE CITY OF DUBUQUE PROVIDING FOR THE DUBUQUE MAIN STREET PROGRAM IN THE CITY OF DUBUQUE**

Whereas, an Agreement by and among the Iowa Economic Development Authority, Dubuque Main Street, LTD. and the City of Dubuque has been prepared for the purpose of continuing the Local Main Street Program in the City of Dubuque; and

Whereas, this Agreement is pursuant to contractual agreements between Dubuque Main Street, LTD., and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street District of the City of Dubuque Iowa; and

Whereas, the City Council of the City of Dubuque endorses the goal of economic revitalization of the Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach as developed by Main Street America and espoused by Main Street Iowa.

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

Section 1. That the City of Dubuque hereby agrees to support both financially and philosophically the work of Dubuque Main Street, LTD., designates the Main Street, LTD. Board to supervise the Executive Director, and commits to appoint a City official to represent the City on the local Main Street LTD. Board. The source of funds to support Dubuque Main Street will be from the City's General Fund.

Section 2. That the Mayor is hereby authorized and directed to execute the attached Agreement on behalf of the City of Dubuque.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Agreement as herein approved.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

9. State of Iowa Business Financial Assistance Contract among Universal Tank & Fabrication Inc., the City of Dubuque, and the Iowa Economic Development Authority: Upon motion the documents were received and filed, and Resolution No. 401-24 Approving the Con-

tract for State Business Financial Assistance by And Among Universal Tank & Fabrication Inc., The City of Dubuque, IA., and the Iowa Economic Development Authority was adopted.

**RESOLUTION NO. 401-24
APPROVING THE CONTRACT FOR STATE BUSINESS FINANCIAL ASSISTANCE BY AND AMONG UNIVERSAL TANK & FABRICATION INC., THE CITY OF DUBUQUE, IA., AND THE IOWA ECONOMIC DEVELOPMENT AUTHORITY**

Whereas, Universal Tank & Fabrication Inc. has proposed making a Four Million Nine Hundred Twenty-Five Thousand Dollar (\$4,925,000) investment in building improvements to its existing facility at 8025 Chavenelle Drive (the Project) which will allow the creation of a minimum of ten (10) full-time jobs in the City of Dubuque; and

Whereas, the City Council of the City of Dubuque, IA. has considered the proposal and has determined that the proposed Project will contribute to the local economy; and

Whereas, financial assistance from the Iowa Economic Development Authority is designed to assist in the economic development efforts of local jurisdictions; and

Whereas, the Iowa Economic Development Authority has requested execution of an Economic Development Assistance Contract in order to finalize incentives and document associated terms for the tenant improvements of Universal Tank & Fabrication, Inc. for the proposed project; and

Whereas, the City Council finds that approval by the City of Dubuque of Economic Development Assistance Contract 25-HQJP-006 by and among Universal Tank & Fabrication, Inc., the City of Dubuque, and the Iowa Economic Development Authority, a copy of which is attached hereto, is in the best interest of the City of Dubuque.

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

Section 1. That Economic Development Assistance Contract 25-HQJP-006 is hereby approved.

Section 2. That the Mayor is hereby authorized to execute, and the City Manager is hereby directed to submit the Economic Development Assistance Contract 25-HQJP-006 to the Iowa Economic Development Authority together with such other documents as may be required.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

10. FY24/PY23 End-of-Year Review for the Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER): Upon motion the documents were received and filed.

11. Lead & Healthy Home Program Grant Agreement: Upon motion the documents were received and filed, and Resolution No. 402-24 Resolution Authorizing the City Manager or his Designee to execute an Agreement and any further documents required for the execution of the Lead and Healthy Homes Grant Award was adopted.

**RESOLUTION NO. 402-24
AUTHORIZING THE CITY MANAGER OR
HIS DESIGNEE TO EXECUTE AN AGREEMENT
AND ANY FURTHER DOCUMENTS
REQUIRED FOR THE EXECUTION OF THE
LEAD AND HEALTHY HOMES GRANT
AWARD**

Whereas, the U.S. Department of Housing and Urban Development has published a Notice of Funding Availability (NOFA) for the Lead and Healthy Homes Program; and

Whereas, the City of Dubuque applied for the grant opportunity in August 2024 in the amount of \$5,197,053; and

Whereas, the U.S. Department of Housing and Urban Development awarded \$5,197,053 to the City of Dubuque to administer the Lead and Healthy Homes Program, and entered into negotiations for an agreement; and

Whereas, the City of Dubuque proposes acceptance of the Lead and Healthy Homes Program funding from the U.S. Department of Housing and Urban Development to assist approximately 100 units.

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

Section 1: The Mayor is hereby authorized accept the \$5,197,053 Lead and Healthy Homes funds and approve the agreement with the U.S. Department of Housing and Urban Development; and

Section 2: That the City Manager and the Housing & Community Development Director are hereby authorized and directed to execute any further documents to ensure the grant program regulations stipulated in the agreement are met.

Passed, approved and adopted this 16th day of December 2024.

Brad M Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

12. Request for Approval of Pet Licensing Service RFP: Upon motion the documents were received, filed, and approved.

13. Acceptance of Certain Subdivision Improvements in Silver Oaks Estates #3 (Phase 2 of Silver Oaks Subdivision): Upon motion the documents were received and filed, and Resolution No. 403-24 Accepting Public Improvements in Silver Oaks Estates # 3 (Silver Oaks Phase 2), in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 403-24
ACCEPTING PUBLIC IMPROVEMENTS IN
SILVER OAKS ESTATES # 3 (SILVER OAKS
PHASE 2), IN THE CITY OF DUBUQUE, IA.**

Whereas, pursuant to Resolution 284-22, certain public improvements including street paving with curb, sanitary sewer main, water main, storm sewers and catch basins, street lighting, fiber optic conduit, accessible sidewalk ramps, and storm water detention facilities were installed by the developer of Silver Oaks Estates # 3 (Phase 2 of Silver Oaks Subdivision) in the City of Dubuque, IA.; and

Whereas, the improvements, except for storm water detention facilities, have been fully completed and the City Manager has examined the work and has filed a certificate stating that the same has been completed in accordance with the plans approved by the City Council and in conformance with City specifications, and has recommended that the improvements be accepted by the City Council.

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

Section 1. That the recommendation of the City Manager be approved and that said public improvements in Silver Oaks Estates # 3 (Phase 2 of Silver Oaks Subdivision), except for storm water detention facilities, be and the same is hereby accepted.

Section 2. That a maintenance guarantee covering said public improvements shall be provided by the owners, Royal Oaks Development Corporation, for a period of two (2) years from the date of this resolution.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

14. Union at the Marina, LP Property Right of Way Plat and Dedication for Proposed Parking Lot Improvements on Hawthorne Street: Upon motion the documents were received and filed, and Resolution No. 404-24 Approving the Acquisition Plat of Lot A of Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA. was adopted.

**RESOLUTION NO. 404-24
APPROVING THE ACQUISITION PLAT OF
LOT A OF LOT 1-2 OF BLOCK 2 IN RIVER
FRONT SUBDIVISION NO. 3, IN THE CITY**

OF DUBUQUE, IA.

Whereas, there has been presented to the City Council of the City of Dubuque, IA., an Acquisition Plat dated November 18, 2024 prepared by The City of Dubuque Engineering Department describing Lot A of Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA.; and

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

Whereas, upon said plat appears Lot A of Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA., which Union at the Marina, LP by said plat has dedicated to the public forever.

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

Section 1. That the plat dated November 18, 2024, 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, IA.

Section 2. That the dedication of Lot A of Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA., 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, IA.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

15. Approval for Amendment #2 with Vidl Solutions: Upon motion the documents were received, filed, and approved.

16. Signed Contract(s): Tschiggfrie Excavating, Co. for the Broadway Sanitary Sewer Improvements Project. Upon motion the documents were received and filed.

17. Drug and Alcohol Policy - DBA The Jule: Upon motion the documents were received, filed, and approved.

18. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 405-24 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.

RESOLUTION NO. 405-24

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

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City, and the applicants have filed the proper fees and bonds and otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

Business Name, Business Address

Beecher Liquor, 1691 Asbury Rd

Brazen Open Kitchen Bar, 955 Washington St., Suite 101

Dubuque Golf & Country Club, 1800 Randall Pl.

Dubuque Museum of Art, 701 Locust St.

EL1 Dubuque, 415, 555 John F Kennedy Rd.

Fuel Express Food Mart, 250 West 1st St.

Gary Dolphin's Iron Bar, 333 East 10th St, Suite 104

Holiday Inn Dubuque Five Flags, 450 Main St.

Kwik Stop 76, 2320 Gateway Dr.

Kwik Stop, 1215 East 16th St. Ste 300

Magoo's Pizza, 1875 University Ave.

Next Phase Bar, 1700 Central Ave.

The Morocco, 1413 Rockdale Rd.

Towneplace Suites By Marriott - Dubuque, 1151 Washington St.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

19. 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. 406-24 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.

**RESOLUTION NO. 406-24
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**

Whereas, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/Vapor Products/Device retail permits have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, applications are presented to City Council for approval.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Device/Tobacco/Nicotine/Vapor retail permit.

Effective from: January 1, 2025, to June 30, 2025

Business Name, Business Address, Permit Type

Altered State, 1523 Central Ave., Device Retailer

Altered State, 1523 Central Ave., Retail Tobacco

The Great Vape, 3250 Central Ave., Device Retailer

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

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. Resolution Setting a Public Hearing on a Proposed Development Agreement with Dubuque and Jackson County Habitat for Humanity: Upon motion the documents were received and filed and Resolution No. 407-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Dubuque and Jackson County Habitat for Humanity, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Relating

Thereto 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 January 6, 2025, in the Historic Federal Building.

**RESOLUTION NO. 407-24
FIXING THE DATE FOR A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA. ON A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IA. AND DUBUQUE AND JACKSON COUNTY HABITAT FOR HUMANITY, INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE GRANT OBLIGATIONS RELATING THERETO AND PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF**

Whereas, City and Dubuque and Jackson County Habitat for Humanity have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W. 13th Street, Dubuque, IA. for the development of property located in the Mount Pleasant Place Urban Renewal Area in the City of Dubuque; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with Dubuque and Jackson County Habitat for Humanity; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue Grant Obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 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, IA.:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue Grant Obligations, to be held on the 6th day of January 2025 at 6:30 p.m. The official agenda will be posted on Friday, January 3, 2025, and will contain listening, viewing, and public input options. The City Council 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 authorizing Urban Renewal Tax Increment Revenue Grant Obligations and the execution of the Development Agreement relating thereto with Dubuque and Jackson County Habitat for Humanity, the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Mount Pleasant Place Urban Renewal Area, consisting of the funding of Urban Renewal Tax Increment Revenue Grant Obligations to Dubuque and Jackson County Habitat for Humanity pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue Grant Obligations to be issued will be approximately \$500,000.

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 issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved and adopted this 16th day of December, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

2. Setting a Public Hearing on a Proposed Purchase Agreement by and between the City of Dubuque and Theisen's Warehouse, LLC providing for the Sale of City-owned Real Estate: Upon motion the documents were received and filed and Resolution No. 408-24 Intent to Dispose of an Interest in City of Dubuque Real Estate by sale to Theisen's Warehouse, LLC Pursuant to a Purchase Agreement by and Between the City of Dubuque and Theisen's Warehouse, LLC and fixing the date for a Public Hearing of the City Council of the City Of Dubuque, IA. on the Purchase Agreement 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 January 6, 2025, in the Historic Federal Building.

RESOLUTION NO. 408-24
INTENT TO DISPOSE OF AN INTEREST IN
CITY OF DUBUQUE REAL ESTATE BY
SALE TO THEISEN'S WAREHOUSE, LLC
PURSUANT TO A PURCHASE AGREEMENT
BY AND BETWEEN THE CITY OF DUBU-

QUE AND THEISEN'S WAREHOUSE, LLC
AND FIXING THE DATE FOR A PUBLIC
HEARING OF THE CITY COUNCIL OF THE
CITY OF DUBUQUE, IA. ON THE PUR-
CHASE AGREEMENT AND PROVIDING
FOR THE PUBLICATION OF NOTICE
THEREOF

Whereas, the City of Dubuque, IA. (City) is the owner of approximately 2.54 acres at the corner of Chavenelle Road and South Heacock Road as shown on Exhibit A (the Property); and

Whereas, City and Theisen's Warehouse, LLC have entered into a Purchase Agreement, subject to the approval of the City Council, pursuant to which City will convey the Property to Theisen's Warehouse, LLC; and

Whereas, the City Council has tentatively determined that it would be in the best interests of City to approve the Development Agreement, including the conveyance of the Property to Theisen's Warehouse, LLC; and

Whereas, the monetary and non-monetary consideration provided in the Purchase Agreement constitutes "fair value" to the City in exchange for the property as required in Iowa Code Section 403.8(1); and

Whereas, before said conveyance may be approved, Chapter 403 of the Code of Iowa 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, IA.:

Section 1. The City of Dubuque intends to dispose of its interest in the foregoing-described Property by Deed to Theisen's Warehouse, LLC pursuant to the proposed Purchase Agreement.

Section 2. The City Clerk is hereby authorized and directed to cause this Resolution and a notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City's intent to dispose of the foregoing-described Property, to be held on the 6th day of January 2025 at 6:30 p.m. in the form attached hereto.

Section 3. The City 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 disposal of the City's interest in the Property and the issuance of said obligations.

Section 4. That the notice of the proposed action shall be in substantially the form attached hereto.

Passed, approved and adopted this 16th day of December, 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

3. Proceedings to Set Public Hearing on the Issuance of Not to Exceed \$24,250,000 General Obligation Bonds, Series 2025ABC: Upon motion the documents were received and filed and Resolution No. 409-24 Setting The Date For Public Hearings On Proposals To Enter Into General Obligation Loan Agreements And To Borrow Money Thereunder was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on January 6, 2025 in the Historic Federal Building.

**RESOLUTION NO. 409-24
RESOLUTION SETTING THE DATE FOR
PUBLIC HEARINGS ON PROPOSALS TO
ENTER INTO GENERAL OBLIGATION
LOAN AGREEMENTS AND TO BORROW
MONEY THEREUNDER**

Whereas, the City of Dubuque (the "City"), in Dubuque County, State of Iowa, proposes to enter into a loan agreement (the "Essential Purpose Loan Agreement") pursuant to the provisions of Section 384.24A of the Code of Iowa and to borrow money thereunder in a principal amount not to exceed \$6,190,000 for the purpose of paying the costs, to that extent, of (a) acquiring ambulances, fire protection vehicles, a fire protection boat, EMS equipment and fire safety radios and equipment; (b) acquiring solid waste collection vehicles and equipment; (c) undertaking improvements to the municipal airport; and (d) undertaking demolition/deconstruction of a dangerous and dilapidated property (the "Essential Purpose Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

Whereas, the City also proposes to enter into a loan agreement (the "Exterior and Office Renovations Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$890,000 for the purpose of paying the costs, to that extent, of (a) acquiring and installing fire station generators; (b) undertaking fire station roof replacement and repairs; (c) undertaking fire station tuck pointing and related exterior repairs; and (d) undertaking fire department administrative office renovations (the "Exterior and Office Renovations Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take

action to enter into the Exterior and Office Renovations Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Bunk Room and Systems Improvements Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$910,000 for the purpose of paying the costs, to that extent, of (a) undertaking fire station bunk room renovations; (b) undertaking fire station mechanical and electrical systems improvements; and (c) undertaking fire station HVAC replacement (the "Bunk Room and Systems Improvements Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Bunk Room and Systems Improvements Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Fire Station Improvements Loan Agreement," and together with the Exterior and Office Renovations Loan Agreement and the Bunk Room and Systems Improvements Loan Agreement, the "General Purpose Loan Agreements"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$910,000 for the purpose of paying the costs, to that extent, of (a) undertaking fire station facilities improvements; and (b) undertaking improvements to the fire department burn tower training facility (the "Fire Station Improvements Projects," and together with the Exterior and Office Renovations Projects and the Bunk Room and Systems Improvements Projects, the "General Purpose Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Fire Station Improvements Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Ice Arena Loan Agreement"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$1,185,000 for the purpose of undertaking the Ice Arena Dehumidification Project, an authorized urban renewal project of the City in the Greater Downtown Urban Renewal Area approved by action of the City Council on December 16, 2024, and it is now necessary to fix a date of

meeting of the City Council at which it is proposed to take action to enter into the Ice Arena Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Parking System Loan Agreements"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$4,045,000 for the purpose of undertaking the Smart Parking System Enhancement Project and the Parking Ramp Major Maintenance Project, authorized urban renewal projects of the City in the Greater Downtown Urban Renewal Area approved by action of the City Council on December 16, 2024 (the "Parking System Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Parking Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Federal Building Loan Agreement"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$870,000 for the purpose of undertaking the Federal Building Renovation Project and the Central Avenue Streetscape Improvements Project, authorized urban renewal projects of the City in the Greater Downtown Urban Renewal Area approved by action of the City Council on December 16, 2024, (the "Federal Building Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Federal Building Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

Whereas, the City also proposes to enter into a loan agreement (the "Amphitheater Loan Agreement" and together with Ice Arena Loan Agreement, the Parking System Loan Agreement, and the Federal Building Loan Agreement, the "Urban Renewal Loan Agreements", and such Urban Renewal Loan Agreements, together with the Essential Purpose Loan Agreement and the General Purpose Loan Agreements as the "Loan Agreements"), pursuant to the provisions of Section 384.24A and 384.24.3(q) of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$9,250,000 for the purpose of undertaking the Iowa Amphitheater on Schmitt Island Project, an authorized urban renewal project of the City in the Greater Downtown Urban

Renewal Area approved by action of the City Council on December 16, 2024 (referred to together with the Ice Arena Dehumidification Project, the Parking System Projects, and the Federal Building Projects as the "Urban Renewal Projects," and such Urban Renewal Projects referred to together with the Essential Purpose Projects and the General Purpose Projects as the "Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Amphitheater Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., AS FOLLOWS:

Section 1. The City Council shall meet on January 6, 2025, at the Historic Federal Building, 350 W. 6th St., Dubuque, IA., at 6:30 o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreements described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the Exterior and Office Renovations Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than ten (10) and not more than twenty (20) days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the Bunk Room and Systems Improvements Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than ten (10) and not more than twenty (20) days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 5. The City Clerk is hereby directed to give notice of the proposed action on the Fire Station Improvements Loan Agree-

ment setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than ten (10) and not more than twenty (20) days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 6. The City Clerk is hereby directed to give notice of the proposed action on the Ice Arena Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 7. The City Clerk is hereby directed to give notice of the proposed action on the Parking System Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 8. The City Clerk is hereby directed to give notice of the proposed action on the Federal Building Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 9. The City Clerk is hereby directed to give notice of the proposed action on the Amphitheater Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the [provided] form.

Section 10. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost \$24,250,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made no earlier than 60 days prior to the date of this Resolution or a previ-

ous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 11. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 12. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 16, 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

4. Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 410-24 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 For The Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on January 21, 2025 in the Historic Federal Building.

**RESOLUTION NO. 410-24
PRELIMINARY APPROVAL OF PLANS,
SPECIFICATIONS, FORM OF CONTRACT,
AND ESTIMATED COST; SETTING DATE
OF PUBLIC HEARING ON PLANS, SPECI-
FICATIONS, FORM OF CONTRACT, AND
ESTIMATED COST; AND ORDERING THE
ADVERTISEMENT FOR BIDS FOR THE
DUBUQUE GATE & PUMP STATION FLOOD
MITIGATION (16TH ST DETENTION BASIN)**

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

Section 1. The proposed plans, specifications, form of contract and estimated cost for the Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) in the estimated amount \$25,400,000.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

Section 2. A public hearing will be held on the 21st day of January, 2025, at 6:30 p.m. in

the Historic Federal Building Council Chambers 350 W. 6th Street, Second Floor, Dubuque, IA., at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, IA., which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

Section 3. The Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) is hereby ordered to be advertised for bids for construction.

Section 4. The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

Section 5. The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders in the Telegraph Herald and to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 23rd day of January 2025. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 3rd day of February 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, IA.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2025 (Vacant Business Professional, lives or works inside cultural district term of Robins); One, 3-Year term through June 30, 2026 (Vacant Public Member 3 term of Riedel); One, 3-Year term through June 30, 2027 (Vacant Business Professional Term of Neuhaus). Applicants: David Barba, 2400 Central Ave. (qualifies for Public Member 3 and Business Professional terms); Gail Chavenelle, 1155 Kelly Ln.

(qualifies for Public Member 3 and Business Professional terms); Aaron Hefel, 515 1/2 W. 8th St. (qualifies for Business Professional, lives or works inside cultural district; Public Member 3 and Business Professional terms); Bree Hernandez, 1298 Locust St. (qualifies for Business Professional, lives or works inside cultural district; Public Member 3 and Business Professional terms); and Jessica Ochoa, 1970 Hale St. (qualifies for Public Member 3 and Business Professional terms). Upon roll call vote, Hefel was appointed to the Business Professional, lives or works inside cultural district term; David Barba was appointed to the Public Member 3 term; and Gail Chavenelle was appointed to the Business Professional term. Hefel received 4 votes (Wethal, Rousell, Cavanagh, Resnick) while Hernandez received the remaining 3 votes for the Business Professional, lives or works inside cultural district term. Barba received 4 votes (Rousell, Cavanagh, Sprank, Jones), Ochoa received 2 votes (Farber and Resnick, and Chavenelle received the remaining vote for the Public Member 3 term. Chavenelle received 5 votes (Wethal, Farber, Rousell, Cavanagh, Jones), Bree Hernandez received one vote (Sprank), and Ochoa received the remaining vote for the Business Professional term.

2. Equity and Human Rights Commission: One, 3-Year term through January 1, 2027 (Vacant term of Sampson-Brown). Applicants: DeLano Cain-Watson, 994 Patricia Ann Dr. and Traci Phillipson, 2120 Rhomberg Ave. Upon roll call vote, Cain-Watson was appointed to the term, receiving all 7 votes.

PUBLIC HEARINGS

1. Resolution Approving a Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2024.3: Motion by Farber to receive and file the documents and adopt Resolution No. 411-24 Approving the Amended and Restated Urban Renewal Plan for The Greater Downtown Urban Renewal Area, Version 2024.3. Seconded by Wethal. Motion carried 7-0.

RESOLUTION NO. 411-24 APPROVING THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL AREA, VERSION 2024.3

Whereas, by Resolution 381-24 adopted on November 18, 2024, the City Council of the City of Dubuque, IA. authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Plan, Version 2024.3") for the Greater Downtown Urban Renewal Area (the "Area"); and

Whereas, the City of Dubuque's primary objective for the Amended and Restated Plan, Version 2024.3, is to provide opportunities which will further economic development purposes and objectives and remediate blighting conditions, and to address these objectives, additional projects are being added as described in the Amended and Restated Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan, Version 2024.3, received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Amended and Restated Plan, Version 2024.3.

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

Section 1. That the Amended and Restated Urban Renewal Plan, Version 2024.3, for the Greater Downtown Urban Renewal Area, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, IA. is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

PUBLIC INPUT

Clark Schloz, 2925 Burlington St., spoke about recent increases in city utility rates and the city's transparency in providing requested information.

ACTION ITEMS

1. Adoption of the 2024 Chaplain Schmitt Island Development Plan: Motion by Roussell to receive and file the documents and adopt Resolution No. 412-24 Adopting A Development Plan for Chaplain Schmitt Island. Seconded by Sprank. City Council Members thanked residents for their input on the plan, emphasizing specific suggestions for adding an additional sheet of ice at the ImOn Arena. In response to questions, Van Milligen outlined the hiring process to replace outgoing DRA President and CEO Alex Dixon and stated that implementing the plan will require multiple funding sources and take time. Council Members expressed gratitude to Dixon for his contributions and stressed the importance of partnerships in bringing the plan to fruition. Motion carried 7-0.

RESOLUTION NO. 412-24

ADOPTING A DEVELOPMENT PLAN FOR CHAPLAIN SCHMITT ISLAND

Whereas, a Development Plan (the Plan) has been developed for Chaplain Schmitt Island (the Island); and

Whereas, RDG Planning & Design was hired to assist the DRA to prepare the Plan; and

Whereas, a steering committee composed of stakeholders has consulted on the Plan, including multiple City staff; and

Whereas, the revitalization of the Island will create new housing, entertainment, and indoor and outdoor recreation opportunities to enhance the economic development in the City of Dubuque; and

Whereas it is the determination of the City Council that adoption of the Chaplain Schmitt Island Development Plan, attached hereto, is in the public interest of the City of Dubuque.

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

Section 1. That the Chaplain Schmitt Island Development Plan prepared by RDG, is hereby adopted.

Section 2. That the City Manager is authorized to take such actions as are necessary to facilitate the recommendations of the Chaplain Schmitt Island Development Plan herein adopted.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breifelder, City Clerk

2. Iowa Amphitheater on Schmitt Island Project Bid Package No. 2 (Utilities, Paving & Amphitheater Stage) Award Public Improvement Contract Project Code: 5575000022: Motion by Sprank to receive and file the documents and adopt Resolution No. 413-24 Awarding Public Improvement Contract for The Iowa Amphitheater on Schmitt Island Project – Bid Package No. 2 (Utilities, Paving & Amphitheater Stage). Seconded by Wethal. In response to a question, Dixon explained that alternative add-on amenities were chosen over stage rigging because they were more cost-effective. Motion carried 7-0.

RESOLUTION NO. 413-24

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE IOWA AMPHITHEATER ON SCHMITT ISLAND PROJECT – BID PACKAGE NO. 2 (UTILITIES, PAVING & AMPHITHEATER STAGE)

Whereas, sealed proposals have been submitted by contractors for the Iowa Amphitheater on Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage), (the Project) pursuant to Resolution

No. 394-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 8th day of November 2024; and

Whereas, said sealed proposals were opened and read on the 5th day of December 2024 and it has been determined that Conlon Construction Co. of Dubuque, IA., in the base bid amount of \$8,169,000.00 and Add-on Amenities 1-4 & 7 in the amount of \$1,104,538.00 for a total award of \$9,273,538.00, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Conlon Construction and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

3. Resolution Approving an Amended and Restated Development Agreement with Walter Development, LLC: Motion by Jones to receive and file the documents and adopt Resolution No. 414-24 Approving an Amended and Restated Development Agreement by and Between the City of Dubuque, IA. And Walter Development, LLC. Seconded by Resnick. Motion carried 7-0.

**RESOLUTION NO. 414-24
APPROVING AN AMENDED AND RESTATED
DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF DUBUQUE, IA.
AND WALTER DEVELOPMENT, LLC**

Whereas, the City Council, by Resolution No. 389-19, dated November 4, 2019, entered into a Development Agreement with Walter Development, LLC, as amended, for the development of the property described therein (the Property) according to the terms of the Development Agreement (the Project), including the disposal of interest in City of Dubuque real estate and including the issuance of Urban Renewal Tax Increment Revenue Obligations; and

Whereas, Duluth Holdings, Inc., a Wisconsin Corporation with its principal place of business in Wisconsin, joined in the Development Agreement as Employer, with the intention of leasing property from Walter Development, LLC; and

Whereas, the City of Dubuque, Walter Development, LLC, and Duluth Holdings, Inc. have agreed that Duluth Holdings, Inc. will no longer be a party to this Amended and Restated

Development Agreement and will have no further rights and responsibilities and the City of Dubuque and Walter Development, LLC will no longer have any obligations or liabilities to Duluth Holdings, Inc.; and

Whereas, Walter Development, LLC has completed the Minimum Improvements in accordance with the Development Agreement; and

Whereas, the City of Dubuque believes that that the development of the Property pursuant to the Amended and Restated Development Agreement, and the fulfillment generally of this Amended and Restated Development Agreement, are in the vital and best interests of City and in accord with the public purposes and provisions of the applicable federal, state and local laws and the requirements under which the Project has been undertaken and is being assisted.

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

Section 1. The Amended and Restated Development Agreement by and between the City of Dubuque and Walter Development, LLC, a copy of which is attached hereto, including the previously approved issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Amended and Restated Development 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 Amended and Restated Development Agreement as herein approved.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

4. Ruby Sutton Building 2nd Floor Renovation Project - Award Public Improvement Contract Project No. 5565000021: Motion by Roussell to receive and file the documents and adopt Resolution No. 415-24 Awarding Public Improvement Contract for The Ruby Sutton Building 2nd Floor Renovation Project. Seconded by Wethal. City Council Members expressed satisfaction that the alternative bid could be incorporated. Motion carried 7-0.

**RESOLUTION NO. 415-24
AWARDING PUBLIC IMPROVEMENT
CONTRACT FOR THE RUBY SUTTON BUILDING
2ND FLOOR RENOVATION PROJECT**

Whereas, sealed proposals have been submitted by contractors for the Ruby Sutton

Building 2nd Floor Renovation Project, (the Project) pursuant to Resolution No. 336-24 and Notice to Bidders published on the City of Dubuque, IA. website and plan room service with statewide circulation on the 25th day of October 2024; and

Whereas, said sealed bid proposals were opened and read on the 21st day of November 2024 and it has been determined that Portzen Construction, Inc. of Dubuque, IA., in the base bid amount of \$1,034,000.00, is the lowest responsive, responsible bidder for the Project.

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

Section 1. That a Public Improvement Contract for the Project is hereby awarded to Portzen Construction, Inc. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne Breitfelder, City Clerk

5. Leisure Services Comprehensive Master Plan Consultant Selection Approval and Authorization of Contract: Motion by Farber to receive and file the documents and adopt Resolution No. 416-24 Authorizing the City Manager to Negotiate and Execute a Contract with Kimley-Horn for The Leisure Services Comprehensive Master Plan. Seconded by Sprank. City Council Members noted that understanding the status of each park would be valuable. Leisure Services Director Marie Ware explained that the plan will offer feedback for benchmarking the parks and aid in planning for the future. Motion carried 7-0.

**RESOLUTION NO. 416-24
AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND EXECUTE A CONTRACT
WITH KIMLEY-HORN FOR THE LEISURE
SERVICES COMPREHENSIVE MASTER
PLAN**

Whereas, the City of Dubuque has funds budgeted to complete a Leisure Services Comprehensive Master Plan; and

Whereas, City Council Goals and Priorities listed a Parks Comprehensive Master Plan as a High Priority for Fiscal Years 2021-2023, Management in Progress Goal for Fiscal Years 2022-2024 and 2023-2025; and

Whereas, City Council Goals and Priorities lists a Parks Maintenance/Refresh Action Plan as a High Priority for Fiscal Years 2024-2026; and

Whereas, sealed proposals were submitted on the 13th day of November, reviewed by the selection committee, and it has been

determined Kimley-Horn is the selected recommended firm.

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

Section 1. That the City Manager hereby is authorized and directed to negotiate and execute a contract with Kimley-Horn for the Leisure Services Comprehensive Master Plan on behalf of the City of Dubuque.

Passed, approved and adopted this 16th day of December 2024.

Brad M. Cavanagh, Mayor
Attest: Adrienne N. Breitfelder, City Clerk

6. Hawks Goodmann & Associates Independent Contractor Agreement: Motion by Wethal to receive and file the documents and approve contracting with Hawks Goodmann & Associates to assist with strategic partnerships at the federal level. Seconded by Sprank. City Council Members expressed their enthusiasm for continuing to collaborate with recently retired Director of Strategic Partnerships Teri Goodmann and emphasized the importance of assessing the best ways to engage with federal and state officials following the recent election. Motion carried 7-0.

7. Controlled Livestock Grazing Ordinance Amendment: 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 Wethal. Breitfelder and Brumwell addressed questions about the amendment review process and the businesses currently licensed for controlled livestock grazing. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 62-24 Amending City of Dubuque Code of Ordinances Title 7 Police, Fire and Public Safety, Chapter 6 Animal Control, Article A Miscellaneous Provisions, Section 7-6A-2 Restrictions on Maintaining Livestock. Seconded by Wethal. Motion carried 7-0.

**ORDINANCE NO. 62-24
AMENDING CITY OF DUBUQUE CODE OF
ORDINANCES TITLE 7 POLICE, FIRE AND
PUBLIC SAFETY, CHAPTER 6 ANIMAL
CONTROL, ARTICLE A MISCELLANEOUS
PROVISIONS, SECTION 7-6A-2 RE-
STRICTIONS ON MAINTAINING LIVESTOCK**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 7-6A-2 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

7-6A-2: RESTRICTIONS ON MAINTAINING LIVESTOCK:

....

D. Controlled Livestock Grazing:

1. A controlled livestock grazing contractor may temporarily keep or maintain within the corporate limits of the City any pens, yards, sheds or enclosures wherein any grazing livestock approved by the City are temporarily kept for the limited and express purposes of controlled livestock grazing in accordance with the City's controlled livestock grazing program.
2. All such pens, yards, sheds or enclosures used for the limited and express purpose of controlled livestock grazing will be temporary and may not remain in place beyond the term of grazing approved at a particular location. Due to the temporary nature of such pens, yards, sheds, or enclosures used for the limited and express purpose of controlled livestock grazing, concrete floors will not be required for pens, yards, sheds or enclosures used to shelter and keep animals participating in controlled livestock grazing.
3. All fences used to keep or maintain livestock used for controlled livestock grazing within corporate limits must comply with the fencing regulations set forth in the City's Controlled Livestock Grazing Program.
4. Any controlled livestock grazing contractor who wishes to keep or maintain livestock within the corporate limits for controlled livestock grazing must obtain a permit from the City and comply with all terms and conditions of the City's controlled livestock grazing program.

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 16th day of December 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

8. Ordinance No. 52-24-A Correcting the Title of Ordinance No. 52-24: 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 Farber. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 52-24-A Amending Ordinance No. 8-22, As Amended, Providing that General Property Taxes Levied and collected each year on all property located within

the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, to correct the Title of Ord. No. 52-24 by removing certain property from the division of revenues. Seconded by Farber. Motion carried 7-0.

ORDINANCE NO. 52-24-A

AMENDING ORDINANCE NO. 8-22, AS AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT 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 URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT, TO CORRECT THE TITLE OF ORD. NO. 52-24 BY REMOVING CERTAIN PROPERTY FROM THE DIVISION OF REVENUES

Whereas, the City Council of the City of Dubuque, IA. (the "City") has heretofore, in Ordinance No. 30-82, provided for the division of taxes within the original Downtown Dubuque Urban Renewal Project, Iowa R-15, described in Resolution No. 123-67 adopted on May 18, 1967, pursuant to Section 403.19 of the Code of Iowa; and

Whereas, the Urban Renewal Plan for the original Downtown Dubuque Urban Renewal Project, Iowa R-15, subsequently has been amended on numerous occasions, growing through expansion or merger with other existing urban renewal districts, resulting in Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Street, North Kerper Boulevard,

Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street, Lower Kaufmann, North Peru Road, Stafford Street, and Roosevelt Street Subareas being added to what is now known as the Amended and Restated Greater Downtown Urban Renewal District; and

Whereas, consistent with the amendments to the Urban Renewal Plan, Ordinance No. 30-82 subsequently was amended on numerous occasions to provide for the division of taxes within the Amended and Restated Greater Downtown Dubuque Urban Renewal District, most recently by Ordinance No. 52-24, creating separate base valuations for the Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, and Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street Subarea, Lower Kaufmann, North Peru Road, Stafford Street, and Roosevelt Street Subareas; and

Whereas, the Urban Renewal Plan for the Greater Downtown Urban Renewal District was further amended and restated as an Amended and Restated Urban Renewal Plan, pursuant to Resolution No. 277-24 approved on September 3, 2024, for the purpose of removing property from the North Kerper Boulevard Subarea of the Greater Downtown Urban Renewal District; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the combined area known as the Greater Downtown Urban Renewal District (the "Greater Downtown Urban Renewal District"), and the continuing needs of redevelopment within the Greater Downtown Urban Renewal District are such as to require the continued application of the incremental tax resources within the expanded Greater Downtown Urban Renewal District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Ordinance No. 8-22 is hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

(a) Town Clock Subarea of the District

shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.

(b) Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, IA. and any adjoining public right-of-way.

(c) Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.

(d) Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly boundary of the Town Clock Subarea and on the East by Central Avenue, and including all public rights-of-way.

(e) Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth

Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, IA. and including any adjoining public right-of-way.

(f) Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way.

(g) Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, IA. including any adjoining public right-of-way.

(h) Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots 1 and 2 of the Subdivision of the South ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½

of City Lot 261; Thence northeasterly along the southerly line of the N ½ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

(i) South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

(j) South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque;

Thence southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwest corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwest along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwest along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwest along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwest along the northerly lines of said Lot 1 of Harrison Street Place No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a

point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

(k) Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwest along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwest along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwest; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline of Third Street; Thence southwest along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot

692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

- (l) Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said

point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of said Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence northwesterly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the cen-

terline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest corner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh

Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

(m) South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly

along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

(n) Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, IA., also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.

(o) Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot 2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace;

Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersec-

tion with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Reberman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection

with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot 2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wullweber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the southwest corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of inter-

section with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1 of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwesterly along said northwesterly

line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwesterly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwesterly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwesterly along said centerline of E. 11th Street to a point of intersection with the centerline of Central Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

(p) Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35

feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd.; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence southeasterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point being on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the west-

erly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

(q) East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots 1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28, Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, IA. and any adjoining public right-of-way.

(r) Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying

east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, IA..

(s) North Kerper Boulevard Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No.

3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reidl Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A; Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Far-

ragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said point of being the point of beginning; Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

Excluding therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA..

(t) Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

(u) Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, IA. and any adjoining public rights of way.

(v) Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, IA.; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, IA.; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the northeasterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly ex-

tension of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

(w) Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

(x) North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the

East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof, thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to the southwest corner thereof; thence southeasterly

along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and

Lots 1-4 & 2-1-5 of Kiene & Altman's Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altman's Subdivision; and

Lot 1-1 of Kiene & Altman's Subdivision; and

Lot 1-1-1-241 of Davis Farm Addition; and

Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and

Lot 1-243 of Davis Farm Addition; and

Lot 1-1-244 of Davis Farm Addition; and

The South 26' of Lot 245 Davis Farm Addition; and

The North 34' of Lot 245 Davis Farm Addition; and

The East 1/2 of Lot 246 Davis Farm Addition; and

The West 1/2 of Lot 246 Davis Farm Addition; and

Lot 247 of Davis Farm Addition; and

Lot 248 of Davis Farm Addition; and

Lot 249 of Davis Farm Addition; and

The East 1/2 of Lot 250 of Davis Farm Addition; and

The West 1/2 of Lot 250 of Davis Farm Addition; and

Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and

Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and

Lot 254 of Davis Farm Addition; and

Lot 255 of Davis Farm Addition; and

The South 1/2 of Lot 256 of Davis Farm Addition; and

The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and

The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and

Lot 257 of Davis Farm Addition; and

Lot 258 of Davis Farm Addition; and

Lot 259 of Davis Farm Addition; and

Lot 260 of Davis Farm Addition; and

Lot 261 of Davis Farm Addition; and

Lot 262 of Davis Farm Addition; and

The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and

The East 114' of the North 36'6" of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and

Lot 2-1-1 of G R West's Addition; and

Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and

The South 39'6" of Lot 2 of G R West's Dubuque; and
 The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and
 Lot 2 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 1 of the North 57' of Lot 3 of G R West's Addition; and
 Lot 4 of G.R. West Addition; and
 Lot 2 of Paragon Square; and
 Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and
 Lot 2-9 of G R West's Addition; and
 Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and
 Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and
 All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and
 All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.
 All in the City of Dubuque, Dubuque County, IA..
 (y) University Avenue Corridor Subarea of the district shall include the following described properties:
 All that part of the Pennsylvania Avenue right of way lying north of the northerly right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-2-1 of Mineral Lot 256; and
 All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and
 All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City Lot 654; and
 All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95'

of Lot 19 of Finley Waples and Burton Addition; and
 All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and
 All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of Lot 14 of Mineral Lot 172; and
 All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and
 All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and
 All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and
 All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and
 All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and
 Lot 1-137 of Finley Waples & Burton's Addition; and
 Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and
 Lot 1-232 of Finley Addition; and
 Lot 229 of Finley Addition; and
 Lot 130 of Finley Waples & Burton's Addition; and
 Lot 131 of Finley Waples & Burton's Addition; and
 Lot 132 of Finley Waples & Burton's Addition; and
 Lot 133 of Finley Waples & Burton's Addition; and

The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and
 The North 95' of Lot 18 of Finley Waples & Burton's Addition; and
 Lot 17 of Finley Waples & Burton's Addition; and
 The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and
 The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and
 Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and
 Lot 5 and Lot 2-6 of Mineral Lot 170; and
 Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-14 of Mineral Lot 172; and
 The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and
 The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and
 Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and
 Lot 1 of Herbst's Subdivision; and
 Lot 1-1 and Lot 2-1 of Schwind's Place.
 All in the City of Dubuque, Dubuque County, IA..

(z) West Locust Corridor Subarea of the district shall include the following described properties:

All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and

All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Lot 1 of Connolly's Subdivision; and

All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and

All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the

West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and

All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and

All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue and lying north of the easterly extension of the southerly line of said Lot 2-12B; and

All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and

All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and

All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and

All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P. Woods Addition; and

Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and

The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

Lot 3 of Ellen Blake's Subdivision; and

Lot 2 of Ellen Blake's Subdivision; and

Lot 1 of Ellen Blake's Subdivision; and

The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and

All of Kingdom Hall Place; and

Lot 1 of the West 1074' of Lot 64 of Littleton & Sawyer's Addition; and

Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and

Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and
 Lot 2 and Lot 2-1 of Wm. Blake's Addition; and
 Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and
 Lot 2-3 and 1-4 of Wm. Blake's Addition; and
 Lots 5 to 19, inclusive, of Wm. Blake's Addition; and
 Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and
 The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and
 Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and
 Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and
 The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and
 Lot 25 of Wm. Blake's Addition; and
 Lot 26 Wm. Blake's Addition; and
 Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-2 of Clarke College Place; and
 Lots 29 to 42, inclusive, of Wm. Blake's Addition; and
 Lot 2 of Lot 43 of Wm. Blake's Addition; and
 Lot 2 of Lot 44 of Wm. Blake's Addition; and
 Lot 2 of Lot 45 of Wm. Blake's Addition; and
 Lot 2 of Lot 46 of Wm. Blake's Subdivision; and
 Lot 2 of Lot 12B of Wood's Addition; and
 Lots 20, 21, and 22 of A. P. Wood's Addition; and
 Lot 23 of A. P. Wood's Addition; and
 Lot 2-24 and 2-24A of A. P. Wood's Addition; and
 Lot 24D of A. P. Wood's Addition; and
 Lot 24C of A. P. Wood's Addition; and
 Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and
 Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and
 The North 40' of Vacated Williams Street in A. P. Wood's Addition; and
 Lots 25 to 36, inclusive, of A. P. Wood's Addition; and
 Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of A. P. Wood's Addition; and
 Lot 4-98A of Wood's Addition; and

Lot 3-98A of A. P. Wood's Addition; and
 Lot 2-98A of A. P. Wood's Addition; and
 Lot 1-98A of A. P. Wood's Addition; and
 Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and
 Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and
 Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and
 Lot 1 and Lot 2-2 of McGrath's Subdivision; and
 Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and
 Lot 5 of McGrath's Subdivision; and
 Lot 6 of McGrath's Subdivision; and
 Lot 1 of Mineral Lot 95; and
 Lot 9 of McGrath's Subdivision; and
 Lots 7 and 8 of McGrath's Subdivision; and
 Lot 10 of McGrath's Subdivision; and
 Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and
 Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and
 Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711.
 All in the City of Dubuque, Dubuque County, IA..

(aa) Dubuque Brewing and Malting Sub-area of the district shall include the following described properties:

Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwester-

ly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeasterly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2 of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeasterly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeasterly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeasterly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwesterly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeasterly along the westerly right of way of Jackson Street to the point of beginning.

(bb) 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, IA.; and

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

(cc) Lower Kaufmann Subarea of the dis-

trict shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and

Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and

Lot 39 Tivoli Addition; and

Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and

Lot 2-1-1 Weland's Subdivision; and

Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and

Lot 2-2A & Lot 1-2 Weland's Subdivision; and

Lot 1-2A Weland's Subdivision; and

Lot 3 Weland's Subdivision; and

Lot 3A Weland's Subdivision; and

The East 27' of Lot 4 Weland's Subdivision; and

The West 35' of Lot 4 Weland's Subdivision; and

Lot 5 Weland's Subdivision; and

Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and

All of the Private Driveway known as Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 LH Langwor-

thy's Addition; and
 Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The South 60' of Lot 7 Cushing's Subdivision; and
 Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
 The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
 The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
 Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
 Lot 13 Cushing's Subdivision; and
 Lot 14 Cushing's Subdivision; and
 Lot 15 Cushing's Subdivision; and
 Lot 6 C. Klingenberg's 3rd Addition; and
 All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and
 Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
 Lot 2-143 and Lot 2-1-1-1-143 L H Langworthy's Addition; and
 The East 1/2 of Lot 3-143 & Lot 2-2-1-1-143 L H Langworthy's Addition; and
 The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
 Lot 4-143 L H Langworthy's Addition; and
 Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-1-East3/4-145A L H Langworthy's Addition; and
 Lot 1 Janice Place on Kaufman Avenue; and
 Lot 2 Janice Place on Kaufmann Avenue; and
 Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
 Lot 1 Herbst Place #2; and
 Lot 2-1-1-3-145 and the South 192.60' of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
 Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
 The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Lang-

worthy's Addition; and
 The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
 The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
 The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and
 Lot 1-1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
 All of Cornelia Place; and
 Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and
 Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
 Lot 2-149 L H Langworthy's Addition; and
 The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
 The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
 The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
 The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 All that part of the Greenfield Street right of way lying east of the easterly right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and
 Lot 6 and Lot 2-7 Springgreen Subdivision; and
 Lot 5 Springgreen Subdivision; and
 Lot 4 Springgreen Subdivision; and
 Lot 3 Springgreen Subdivision; and
 All that part of the Kane Street right of way lying north of the northerly right of

way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and
 Lot 1 Kieffer Place; and
 Lot 2-1 and Lot A of Vogt Place; and
 All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and
 Lot 158A L H Langworthy's Addition; and
 Lot 154 L H Langworthy's Addition; and
 Lot 154A L H Langworthy's Addition; and
 Lot 2-1-153 L H Langworthy's Addition; and
 Lot 1-1-153 L H Langworthy's Addition; and
 Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and
 The South 50' of Lot 2-1-153A L H Langworthy's Addition; and
 Lot 2-2-153A L H Langworthy's Addition; and
 Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and
 Lot 1-2-2-152 L H Langworthy's Addition; and
 Lot 2-2-2-152 L H Langworthy's Addition; and
 The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and
 The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and
 Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and
 Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A Of L H Langworthy's Addition; and
 Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and
 Lot 1-1-1-151 Mechanic's Addition; and
 Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's

Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lots 152, 153 and Lot 2-151 Mechanic's Addition; and
 Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and
 All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and
 Lot 156 Mechanic's Addition; and
 Lot 157, 158 and 159 Mechanic's Addition; and
 Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and
 Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and
 The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's Addition; and
 The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and
 Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and
 Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and
 Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition; and
 The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and
 Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 7 Siege Subdivision; and
 The West 1/2 of Lot 6 Siege Subdivision; and
 The East 1/2 of Lot 6 Siege Subdivision; and
 The West 1/2 of Lot 5 Siege Subdivision; and
 The East 1/2 of Lot 5 Siege Subdivision; and
 Lot 4 Siege Subdivision; and
 Lot 3 Siege Subdivision; and
 Lot 2 Siege Subdivision; and
 Lot 1-1 Siege Subdivision; and

All that part of the Kleine Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the south line of Lot 1-2 in Seiges Subdivision; and Lot 1-63 Marsh's Addition; and Lot 2-63 Marsh's Addition; and Lots 3-38 and 4-38 Marsh's Addition; and Lot 2-38 Marsh's Addition; and Lot 1-38 Marsh's Addition; and All that part of the North Main Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the westerly extension of the south line of Lot 37 in Marsh's Addition; and Lot 37 Marsh's Addition; and Lot 36 Marsh's Addition; and Lot 35 Marsh's Addition; and Lot 34 Marsh's Addition; and Lot 33 Marsh's Addition; and Lot 32 Marsh's Addition; and The North 95' of Lot 31 Marsh's Addition; and The North 95' of Lot 1 Marsh's Addition All that part of the Heeb Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the southerly line of Lot 12 of Marsh's Addition; and The South 40' of Lot 1, the North 5' of Lot 2, and the South 40' of Lot 31 Marsh's Addition; and The South 45' of Lot 2 Marsh's Addition; and Lot 3 Marsh's Addition; and Lot 4 Marsh's Addition; and Lot 5 Marsh's Addition; and The North 40' of Lot 6 Marsh's Addition; and Lot 12, Lot 11, Lot 10, and the South 30' of Lot 9, and the East 60' of the North 20' of Lot 9, and the West 125' of the North 20' of Lot 9, Lot 8, Lot 7 and the South 10' of Lot 6, all in Marsh's Addition; and Lot 62 Marsh's Addition; and Lot 2-1 Siege Subdivision; and Lot 1-2-2-3 of the Subdivision of Lots 146 and 146A L H Langworthy's Addition; and Lots 1-2-150, 1-2-2-150, and 1-150 Mechanic's Addition; and Lot 1 Runde Place; and Lot 2 Runde Place; and All that part of the Napier Street right of way lying east of the easterly right of way line of Hempstead Street and lying west of the northerly extension of the east line of Lot 125 in Mechanic's Addition; and Lot 125 Mechanic's Addition; and Lot 124 Mechanic's Addition; and Lot 123 Mechanic's Addition; and

All that part of the Public Alley right of way between Lots 119, 120, 121, 122 and 123 in Mechanic's Addition lying east of the easterly right of way line of Hempstead Street and lying west of the southerly extension of the east line of Lot 123 in Mechanic's Addition; and Lot 2-121 and 2-122 Mechanic's Addition; and Lot 1-121 and 1-122 Mechanic's Addition; and Lots 83 and 84 Pleasant View Addition; and The East 35' of Lot 85 Pleasant View Addition; and Lots 80, 81, and 82 Pleasant View Addition; and All that part of the Public Alley right of way between Lots 80, 81, 82, 83, 84, and 85 in Pleasant View Addition lying west of the westerly right of way line of Hempstead Street and lying east of the northerly extension of the East 35' of Lot 85 in Pleasant Valley Addition; and Lot 79 and 79A Mechanic's Addition; and Lot 78 Mechanic's Addition; and Lot 77 Mechanic's Addition; and Lot 76 Mechanic's Addition; and Lot 75 Mechanic's Addition; and All that part of the Montcrest Street right of way lying west of the westerly right of way line of Hempstead Street and lying east of the northeasterly extension of the westerly line of Lot 75 in Mechanic's Addition; and Lot 1-73 and 1-74 Mechanic's Addition; and Lot 1-2 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and Lot 1-3 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and Lot 1-1 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition; and Lot 1-4 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition. (dd) North Peru Road Subarea of the district shall include the following described properties: Lot 1 of Fountain Hill Resubdivision; and Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4, Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot 2 of Lot 2 of Lot 4, all of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M., all in the City of Dubuque, IA.; and All that part of the easterly 33' of the right of way of Peru Road lying south

of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West ¼ of Section 1, Township 89 North, Range 2 East, of the 5th P.M. and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and

All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension and lying north of the easterly line of Lot 4A of Mineral Lot 322 and its northerly extension.

All in the City of Dubuque, IA.

(ee) Stafford Street Subarea of the District shall include the following described properties:

The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, IA., according to the recorded Plat thereof

All in the City of Dubuque, IA.

(ff) Roosevelt Street Subarea of the District shall include the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA..

(gg) Amended Project Area shall mean the areas of the City of Dubuque, IA. included within the Town Clock Subarea, the Old Main Subarea, the Town Clock Expansion Subarea, the Upper Main Subarea, the Ice Harbor Subarea A, the Ice Harbor Subarea B, the Ice Harbor Subarea C, the Warehouse Subarea, the South Main Subarea, the South Port Subarea, the Cable Car Subarea, the Bluff Street Subarea, the South Bluff Street Subarea, the Kerper Boulevard Subarea, the Washington Neighborhood Subarea, the Industrial Harbor Subarea, the East 7th Street Subarea, the Chaplain Schmitt Subarea, the North Kerper Boulevard Subarea but excluding those lots and parcels removed by Amended and Restated

Urban Renewal Plan Version 2022.1, the Quebecor Subarea, the Harrison Street Subarea, the Holy Ghost Subarea, the Almond Street Subarea, the North End Subarea, the University Avenue Corridor Subarea, the West Locust Corridor Subarea, the Brewing and Malting Subarea, the 15th Street Subarea, the Lower Kaufmann Subarea, the North Peru Road Subarea, the Stafford Street Subarea, and the Roosevelt Street Subarea each as described in this Section.

(hh) Urban Renewal Plan shall mean the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, approved by Resolution No. 277-24 on September 3, 2024, as the same may be amended from time to time.

Section 2: The taxes levied on the taxable property in the Amended Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: Taxes.

(a) As to the Town Clock Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Town Clock Subarea upon the total sum of the assessed value of the taxable property in the Town Clock Subarea as shown on the assessment roll as of January 1, 1966, being the assessment roll last equalized prior to the date of the initial adoption of the Urban Renewal Plan for the Downtown Dubuque Urban Renewal Project, Iowa R-15, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

(b) As to the Old Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 23-94.

(c) As to the Town Clock Expansion Subarea, base period taxes shall be computed in the same manner using

- the total assessed value shown on the assessment roll as of January 1, 1996, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 67-97.
- (d) As to the Upper Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 26-02.
- (e) As to the Ice Harbor Subarea A, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1988, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 66-89.
- (f) As to the Ice Harbor Subarea B, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1999, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 97-00.
- (g) As to the Ice Harbor Subarea C, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 20-07.
- (h) As to the Warehouse Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (i) As to the South Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (j) As to the South Port Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance No. 60-08.
- (k) As to the Cable Car Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the first day of the calendar year preceding the effective date of Ordinance 58-09.
- (l) As to the Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2009, being the first day of the calendar year preceding the effective date of Ordinance 51-10.
- (m) As to the South Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (n) As to the Kerper Boulevard Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the first day of the calendar year preceding the effective date of Ordinance 43-94.
- (o) As to the Washington Neighborhood Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- p) As to the Industrial Harbor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (q) As to the East 7th Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the first day of the calendar year preceding the effective date of Ordinance 64-97.
- (r) As to the Chaplain Schmitt Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
- (s) As to the North Kerper Boulevard Subarea, excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1 now forming the Roosevelt Street Sub-

- area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
- (t) As to the Quebecor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the first day of the calendar year preceding the effective date of Ordinance 88-02.
- (u) As to the Harrison Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
- (v) As to the Holy Ghost Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
- (w) As to the Almond Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
- (x) As to the North End Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (y) As to the University Avenue Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (z) As to the West Locust Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (aa) As to the Brewing and Malting Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance 61-08.
- (bb) As to the 15th Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 6-17 and 6-17-A.
- (cc) As to the Lower Kaufmann Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 26-17.
- (dd) As to the North Peru Road Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 20-20.
- (ee) As to the Stafford Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 41-20.
- (ff) As to the Roosevelt Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2022, being the first day of the calendar year preceding the effective date of Ordinance 8-22.
- Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Project Area, determined for each Subarea thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Dubuque to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Dubuque, IA. to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Project Area pursuant to the Urban Renewal Plan, except that taxes for the regular and voter-approved physical plant and equip-

ment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa and taxes for the instructional support program of a school district imposed pursuant to Section 257.19 (but in each case only to the extent required under Section 403.19(2)), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) related to joint county-city buildings shall be collected against all taxable property within the Amended Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the Subareas of the Amended Project Area exceeds the total assessed value of the taxable property in said Subareas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Dubuque referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Project Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance No. 52-24, as previously amended. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

9. Ordinance No. 53-24-A Correcting the Title of Ordinance No. 53-24: 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 Sprank. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 53-24-A Amending Ordinance No. 52-24-A, As Amended, providing that General Property Taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, to correct the Title of Ord. No. 53-24 by adding the Hawthorne Street and Locust Street Subareas to the division of revenues. Seconded by Sprank. Motion carried 7-0.

ORDINANCE NO. 53-24-A

AMENDING ORDINANCE NO. 52-24-A, AS AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT 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 URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL DISTRICT, TO CORRECT THE TITLE OF ORD. NO. 53-24 BY ADDING THE HAWTHORNE STREET AND LOCUST STREET SUBAREAS TO THE DIVISION OF REVENUES

Whereas, the City Council of the City of Dubuque, IA. (the "City") has heretofore, in Ordinance No. 30-82, provided for the division of taxes within the original Downtown Dubuque Urban Renewal Project, Iowa R-15, described in Resolution No. 123-67 adopted on May 18, 1967, pursuant to Section 403.19 of the Code of Iowa; and

Whereas, the Urban Renewal Plan for the original Downtown Dubuque Urban Renewal Project, Iowa R-15, subsequently has been amended on numerous occasions, growing

through expansion or merger with other existing urban renewal districts, resulting in Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street, Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas being added to what is now known as the Amended and Restated Greater Downtown Urban Renewal District; and

Whereas, consistent with the amendments to the Urban Renewal Plan, Ordinance No. 30-82 subsequently was amended on numerous occasions to provide for the division of taxes within the Amended and Restated Greater Downtown Dubuque Urban Renewal District, most recently by Ordinance No. 53-24, creating separate base valuations for the Bluff Street, Cable Car, Chaplain Schmitt, East 7th Street, Ice Harbor Subarea A, Ice Harbor Subarea B, Ice Harbor Subarea C, Industrial Harbor, Kerper Boulevard, Old Main, South Bluff, South Main, South Port, Town Clock, Town Clock Expansion, Upper Main, Warehouse, and Washington Street, North Kerper Boulevard, Quebecor, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Street Corridor, University Avenue Corridor, Brewing & Malting, 15th Street Subarea, Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas; and

Whereas, the Urban Renewal Plan for the Greater Downtown Urban Renewal District was further amended and restated as an Amended and Restated Urban Renewal Plan, pursuant to Resolution No. 278-24 approved on September 3, 2024, for the purpose of expanding the Greater Downtown Urban Renewal District to include additional areas described as the Hawthorne Street and Locust Street Subareas; and

Whereas, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the combined area known as the Greater Downtown Urban Renewal District (the "Greater Downtown Urban Renewal District"), and the continuing needs of redevelopment within the Greater Downtown Urban Renewal District are such as to require the continued application of the incremental tax resources within the expanded Greater Downtown Urban Renewal District; and

Whereas, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA., THAT:

Ordinance No. 53-24 is hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

- (a) Town Clock Subarea of the District shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.
- (b) Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, IA. and any adjoining public right-of-way.
- (c) Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.
- (d) Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth

Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly boundary of the Town Clock Subarea and on the East by Central Avenue and including all public rights-of-way.

- (e) Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, IA. and including any adjoining public right-of-way.
- (f) Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way.
- (g) Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, IA. including any adjoining public right-of-way.
- (h) Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline

of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots 1 and 2 of the Subdivision of the South ½ of City Lot 261 and City Lot 260 to the southwest corner of the N ½ of City Lot 261; Thence northeasterly along the southerly line of the N ½ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

- (i) South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

(j) South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque; Thence southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwest corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwest along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwest along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwest along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwest along the northerly lines of said Lot 1 of Harrison Street Place

No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

(k) Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwest along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwest along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwest; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline

of Third Street; Thence southwesterly along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot 692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline

of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

- (l) Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence north-

westerly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest corner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence

southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

(m) South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of

Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

- (n) Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, IA., also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.
- (o) Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot

2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace; Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision

of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersection with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's

Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Reberman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot 2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wull-Weber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the south-

west corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1 of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street

and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwesterly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwesterly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwesterly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwesterly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwesterly along said centerline of E. 11th Street to a point of intersection with the centerline of Central Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

(p) Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, IA., said point being the point of be-

ginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence southeasterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point be-

ing on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the westerly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

(q) East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots 1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28,

Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, IA. and any adjoining public right-of-way.

(r) Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, IA..

(s) North Kerper Boulevard Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, IA., said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of

Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No. 3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reidl Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A;

Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Faragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said

point of being the point of beginning; Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

Excluding therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA..

(t) Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, IA., and any adjoining public rights of way.

(u) Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, IA. and any adjoining public rights of way.

(v) Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, IA.; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, IA.; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the north-

easterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly extension of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

(w) Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

(x) North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the

easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence

southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof; thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to the southwest corner thereof; thence southeasterly along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald

Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and

Lots 1-4 & 2-1-5 of Kiene & Altman's Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altman's Subdivision; and

Lot 1-1 of Kiene & Altman's Subdivision; and

Lot 1-1-1-241 of Davis Farm Addition; and

Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and

Lot 1-243 of Davis Farm Addition; and

Lot 1-1-244 of Davis Farm Addition; and

The South 26' of Lot 245 Davis Farm Addition; and

The North 34' of Lot 245 Davis Farm Addition; and

The East 1/2 of Lot 246 Davis Farm Addition; and

The West 1/2 of Lot 246 Davis Farm Addition; and

Lot 247 of Davis Farm Addition; and

Lot 248 of Davis Farm Addition; and

Lot 249 of Davis Farm Addition; and

The East 1/2 of Lot 250 of Davis Farm Addition; and

The West 1/2 of Lot 250 of Davis Farm Addition; and

Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and

Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and

Lot 254 of Davis Farm Addition; and

Lot 255 of Davis Farm Addition; and

The South 1/2 of Lot 256 of Davis Farm Addition; and

The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and

The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and

Lot 257 of Davis Farm Addition; and

Lot 258 of Davis Farm Addition; and

Lot 259 of Davis Farm Addition; and

Lot 260 of Davis Farm Addition; and

Lot 261 of Davis Farm Addition; and

Lot 262 of Davis Farm Addition; and

The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and

The East 114' of the North 36'6" of

Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and

Lot 2-1-1 of G R West's Addition; and Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and

The South 39'6" of Lot 2 of G R West's Dubuque; and

The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and

Lot 2 of the North 57' of Lot 3 of G R West's Addition; and

Lot 1 of the North 57' of Lot 3 of G R West's Addition; and

Lot 4 of G.R. West Addition; and Lot 2 of Paragon Square; and

Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and

Lot 2-9 of G R West's Addition; and Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and

Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and

All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and

All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.

All in the City of Dubuque, Dubuque County, IA..

(y) University Avenue Corridor Subarea of the district shall include the following described properties:

All that part of the Pennsylvania Avenue right of way lying north of the northerly

right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-2-1 of Mineral Lot 256; and

All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and

All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City Lot 654; and

All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95' of Lot 19 of Finley Waples and Burton Addition; and

All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and

All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of lot 1 of Lot 14 of Mineral Lot 172; and

All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and

All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and

All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and

All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University

Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and
 All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and
 Lot 1-137 of Finley Waples & Burton's Addition; and
 Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and
 Lot 1-232 of Finley Addition; and
 Lot 229 of Finley Addition; and
 Lot 130 of Finley Waples & Burton's Addition; and
 Lot 131 of Finley Waples & Burton's Addition; and
 Lot 132 of Finley Waples & Burton's Addition; and
 Lot 133 of Finley Waples & Burton's Addition; and
 The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and
 The North 95' of Lot 18 of Finley Waples & Burton's Addition; and
 Lot 17 of Finley Waples & Burton's Addition; and
 The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and
 The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and
 Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and
 Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and
 Lot 5 and Lot 2-6 of Mineral Lot 170; and
 Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-14 of Mineral Lot 172; and
 The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and
 The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and
 Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and
 Lot 1 of Herbst's Subdivision; and
 Lot 1-1 and Lot 2-1 of Schwind's Place.
 All in the City of Dubuque, Dubuque County, IA..
 (z) West Locust Corridor Subarea of the district shall include the following described properties:

All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and
 All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Lot 1 of Connolly's Subdivision; and
 All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and
 All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and
 All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and
 All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue and lying north of the easterly extension of the southerly line of said Lot 2-12B; and
 All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and
 All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and
 All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and
 All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P.

Woods Addition; and
 Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and
 The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and
 The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and
 Lot 3 of Ellen Blake's Subdivision; and
 Lot 2 of Ellen Blake's Subdivision; and
 Lot 1 of Ellen Blake's Subdivision; and
 The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and
 All of Kingdom Hall Place; and
 Lot 1 of the West 1074' of Lot 64 of Littleton & Sawyer's Addition; and
 Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and
 Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and
 Lot 2 and Lot 2-1 of Wm. Blake's Addition; and
 Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and
 Lot 2-3 and 1-4 of Wm. Blake's Addition; and
 Lots 5 to 19, inclusive, of Wm. Blake's Addition; and
 Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and
 The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and
 Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and
 Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and
 The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and
 Lot 25 of Wm. Blake's Addition; and
 Lot 26 Wm. Blake's Addition; and
 Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-2 of Clarke College Place; and
 Lots 29 to 42, inclusive, of Wm. Blake's Addition; and
 Lot 2 of Lot 43 of Wm. Blake's Addition; and
 Lot 2 of Lot 44 of Wm. Blake's Addition; and
 Lot 2 of Lot 45 of Wm. Blake's Addition; and
 Lot 2 of Lot 46 of Wm. Blake's Subdivision; and
 Lot 2 of Lot 12B of Wood's Addition; and
 Lots 20, 21, and 22 of A. P. Wood's Addi-

tion; and
 Lot 23 of A. P. Wood's Addition; and
 Lot 2-24 and 2-24A of A. P. Wood's Addition; and
 Lot 24D of A. P. Wood's Addition; and
 Lot 24C of A. P. Wood's Addition; and
 Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and
 Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and
 The North 40' of Vacated Williams Street in A. P. Wood's Addition; and
 Lots 25 to 36, inclusive, of A. P. Wood's Addition; and
 Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of A. P. Wood's Addition; and
 Lot 4-98A of Wood's Addition; and
 Lot 3-98A of A. P. Wood's Addition; and
 Lot 2-98A of A. P. Wood's Addition; and
 Lot 1-98A of A. P. Wood's Addition; and
 Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and
 Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and
 Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and
 Lot 1 and Lot 2-2 of McGrath's Subdivision; and
 Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and
 Lot 5 of McGrath's Subdivision; and
 Lot 6 of McGrath's Subdivision; and
 Lot 1 of Mineral Lot 95; and
 Lot 9 of McGrath's Subdivision; and
 Lots 7 and 8 of McGrath's Subdivision; and
 Lot 10 of McGrath's Subdivision; and
 Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and
 Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and
 Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711. All in the City of Dubuque, Dubuque County, IA..
 (aa) Dubuque Brewing and Malting Sub-area of the district shall include the following described properties:
 Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Sub-

division No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwestwardly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeastwardly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2 of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeastwardly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeastwardly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeastwardly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwestwardly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeastwardly along the westerly right of way of Jackson Street to the point of beginning.

(bb) 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, IA.; and

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwestwardly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwestwardly along said southerly right of way line to a point of intersection with the easterly

right of way line of Elm Street; Thence southeastwardly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

(cc) Lower Kaufmann Subarea of the district shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and

Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and

Lot 39 Tivoli Addition; and

Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and

Lot 2-1-1 Weland's Subdivision; and

Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and

Lot 2-2A & Lot 1-2 Weland's Subdivision; and

Lot 1-2A Weland's Subdivision; and

Lot 3 Weland's Subdivision; and

Lot 3A Weland's Subdivision; and

The East 27' of Lot 4 Weland's Subdivision; and

The West 35' of Lot 4 Weland's Subdivision; and

Lot 5 Weland's Subdivision; and

Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and
 All of the Private Driveway known as Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 LH Langworthy's Addition; and
 Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
 The South 60' of Lot 7 Cushing's Subdivision; and
 Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
 The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
 The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
 Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
 Lot 13 Cushing's Subdivision; and
 Lot 14 Cushing's Subdivision; and
 Lot 15 Cushing's Subdivision; and
 Lot 6 C. Klingenberg's 3rd Addition; and
 All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and
 Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
 Lot 2-143 and Lot 2-1-1-143 L H Langworthy's Addition; and
 The East 1/2 of Lot 3-143 & Lot 2-2-1-143 L H Langworthy's Addition; and
 The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
 Lot 4-143 L H Langworthy's Addition; and
 Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-East 3/4-145A L H Langworthy's Addition; and
 Lot 1 Janice Place on Kaufman Avenue; and
 Lot 2 Janice Place on Kaufmann Avenue; and
 Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
 Lot 1 Herbst Place #2; and

Lot 2-1-1-3-145 and the South 192.60' of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
 Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
 The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
 The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
 Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
 The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and
 Lot 1-1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
 All of Cornelia Place; and
 Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
 All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and
 Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
 Lot 2-149 L H Langworthy's Addition; and
 The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
 The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
 The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
 The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
 Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
 All that part of the Greenfield Street right of way lying east of the easterly right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and

Lot 6 and Lot 2-7 Springgreen Subdivision; and
 Lot 5 Springgreen Subdivision; and
 Lot 4 Springgreen Subdivision; and
 Lot 3 Springgreen Subdivision; and
 All that part of the Kane Street right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and
 Lot 1 Kieffer Place; and
 Lot 2-1 and Lot A of Vogt Place; and
 All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and
 Lot 158A L H Langworthy's Addition; and
 Lot 154 L H Langworthy's Addition; and
 Lot 154A L H Langworthy's Addition; and
 Lot 2-1-153 L H Langworthy's Addition; and
 Lot 1-1-153 L H Langworthy's Addition; and
 Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and
 The South 50' of Lot 2-1-153A L H Langworthy's Addition; and
 Lot 2-2-153A L H Langworthy's Addition; and
 Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and
 Lot 1-2-2-152 L H Langworthy's Addition; and
 Lot 2-2-2-152 L H Langworthy's Addition; and
 The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and
 The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and
 Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
 All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and
 Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A Of L H Langworthy's Addition; and
 Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and
 Lot 1-1-1-151 Mechanic's Addition; and
 Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's

Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and
 Lots 152, 153 and Lot 2-151 Mechanic's Addition; and
 Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and
 All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and
 Lot 156 Mechanic's Addition; and
 Lot 157, 158 and 159 Mechanic's Addition; and
 Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and
 Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and
 The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's Addition; and
 The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and
 Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and
 Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and
 Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and
 Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition; and
 The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and
 The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and
 Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and
 The balance of Lot 7 Siege Subdivision; and
 The West 1/2 of Lot 6 Siege Subdivision; and
 The East 1/2 of Lot 6 Siege Subdivision; and
 The West 1/2 of Lot 5 Siege Subdivision;

and
 The East 1/2 of Lot 5 Siege Subdivision;
 and
 Lot 4 Siege Subdivision; and
 Lot 3 Siege Subdivision; and
 Lot 2 Siege Subdivision; and
 Lot 1-1 Siege Subdivision; and
 All that part of the Kleine Street right of
 way lying south of the southerly line of
 Kaufmann Avenue and lying north of
 the easterly extension of the south line
 of Lot 1-2 in Seiges Subdivision; and
 Lot 1-63 Marsh's Addition; and
 Lot 2-63 Marsh's Addition; and
 Lots 3-38 and 4-38 Marsh's Addition; and
 Lot 2-38 Marsh's Addition; and
 Lot 1-38 Marsh's Addition; and
 All that part of the North Main Street right
 of way lying south of the southerly line
 of Kaufmann Avenue and lying north of
 the westerly extension of the south line
 of Lot 37 in Marsh's Addition; and
 Lot 37 Marsh's Addition; and
 Lot 36 Marsh's Addition; and
 Lot 35 Marsh's Addition; and
 Lot 34 Marsh's Addition; and
 Lot 33 Marsh's Addition; and
 Lot 32 Marsh's Addition; and
 The North 95' of Lot 31 Marsh's Addition;
 and
 The North 95' of Lot 1 Marsh's Addition
 All that part of the Heeb Street right of
 way lying south of the southerly line of
 Kaufmann Avenue and lying north of
 the easterly extension of the southerly
 line of Lot 12 of Marsh's Addition; and
 The South 40' of Lot 1, the North 5' of Lot
 2, and the South 40' of Lot 31 Marsh's
 Addition; and
 The South 45' of Lot 2 Marsh's Addition;
 and
 Lot 3 Marsh's Addition; and
 Lot 4 Marsh's Addition; and
 Lot 5 Marsh's Addition; and
 The North 40' of Lot 6 Marsh's Addition;
 and
 Lot 12, Lot 11, Lot 10, and the South 30'
 of Lot 9, and the East 60' of the North
 20' of Lot 9, and the West 125' of the
 North 20' of Lot 9, Lot 8, Lot 7 and the
 South 10' of Lot 6, all In Marsh's Addi-
 tion; and
 Lot 62 Marsh's Addition; and
 Lot 2-1 Siege Subdivision; and
 Lot 1-2-2-3 of the Subdivision of Lots 146
 and 146A L H Langworthy's Addition;
 and
 Lots 1-2-150, 1-2-2-150, and 1-150 Me-
 chanic's Addition; and
 Lot 1 Runde Place; and
 Lot 2 Runde Place; and
 All that part of the Napier Street right of
 way lying east of the easterly right of

way line of Hempstead Street and lying
 west of the northerly extension of the
 east line of Lot 125 in Mechanic's Addi-
 tion; and
 Lot 125 Mechanic's Addition; and
 Lot 124 Mechanic's Addition; and
 Lot 123 Mechanic's Addition; and
 All that part of the Public Alley right of
 way between Lots 119, 120, 121, 122
 and 123 in Mechanic's Addition lying
 east of the easterly right of way line of
 Hempstead Street and lying west of the
 southerly extension of the east line of
 Lot 123 in Mechanic's Addition; and
 Lot 2-121 and 2-122 Mechanic's Addi-
 tion; and
 Lot 1-121 and 1-122 Mechanic's Addi-
 tion; and
 Lots 83 and 84 Pleasant View Addition;
 and
 The East 35' of Lot 85 Pleasant View
 Addition; and
 Lots 80, 81, and 82 Pleasant View Addi-
 tion; and
 All that part of the Public Alley right of
 way between Lots 80, 81, 82, 83, 84,
 and 85 in Pleasant View Addition lying
 west of the westerly right of way line of
 Hempstead Street and lying east of the
 northerly extension of the East 35' of
 Lot 85 in Pleasant Valley Addition; and
 Lot 79 and 79A Mechanic's Addition; and
 Lot 78 Mechanic's Addition; and
 Lot 77 Mechanic's Addition; and
 Lot 76 Mechanic's Addition; and
 Lot 75 Mechanic's Addition; and
 All that part of the Montcrest Street right
 of way lying west of the westerly right
 of way line of Hempstead Street and ly-
 ing east of the northeasterly extension
 of the westerly line of Lot 75 in Me-
 chanic's Addition; and
 Lot 1-73 and 1-74 Mechanic's Addition;
 and
 Lot 1-2 of the Subdivision of Lot 150A
 and Lot 1-150 L H Langworthy's Addi-
 tion; and
 Lot 1-3 of the Subdivision of Lot 150A
 and Lot 1-150 L H Langworthy's Addi-
 tion; and
 Lot 1-1 of the Subdivision of Lot 150A
 and Lot 1-150 L H Langworthy's Addi-
 tion; and
 Lot 1-4 of the Subdivision of Lot 150A
 and Lot 1-150 L H Langworthy's Addi-
 tion.
 (dd) North Peru Road Subarea of the dis-
 trict shall include the following de-
 scribed properties:
 Lot 1 of Fountain Hill Resubdivision; and
 Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4,
 Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot
 2 of Lot 2 of Lot 4, all of the Subdivision

of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th P.M., all in the City of Dubuque, IA.; and

All that part of the easterly 33' of the right of way of Peru Road lying south of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th P.M. and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and

All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension and lying north of the easterly line of Lot 4A of Mineral Lot 322 and its northerly extension.

All in the City of Dubuque, IA.

(ee) Stafford Street Subarea of the District shall include the following described properties:

The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, IA., according to the recorded Plat thereof

All in the City of Dubuque, IA.

(ff) Roosevelt Street Subarea of the District shall include the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, IA.; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, IA..

(gg) Hawthorne Street Subarea of the District shall include the following described properties:

Hawthorne Street Subarea of the district shall include the following described properties:

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA..

(hh) Locust Street Subarea of the District shall include the following described properties:

All that part of the east half of the right of way of Bluff Street lying between the westerly extension of the north right of way line of Jones Street and the west-

erly extension of the south right of way line of Jones Street; and

All that part of the right of way of Jones Street lying east of the east right of way line of Bluff Street and west of the northerly extension of the east right of way line of Bissell Lane; and

All that part of the right of way of Bissell Lane lying south of the south right of way line of Jones Street and north of the westerly extension of the north line of the West 36'2" of the North Half of City Lot 574; and

The Southerly 26 feet of Lot 573, Lot 574 "A", the Northerly $\frac{1}{2}$ of Lot 574, except the Westerly 36 feet 2 inches thereof, Lot 1 of Lot 575, and Lot 2 of Lot 2 of Lot 575, in the City of Dubuque, IA., according to the United States Commissioners' Plat and the recorded Plats thereof; and

Lot 2 of the Northerly 21 feet of the North $\frac{1}{2}$ of Lot 572, the South 21 feet of the North $\frac{1}{2}$ of Lot 572, the South 21 feet of the North $\frac{1}{2}$ of Lot 572, the South $\frac{1}{2}$ of Lot 572, and the Northerly 40 feet of Lot 573, in the City of Dubuque, IA., according to the United States Commissioners' Map thereof.

All in the City of Dubuque, IA.

(ii) Amended Project Area shall mean the areas of the City of Dubuque, IA. included within the Town Clock Subarea, the Old Main Subarea, the Town Clock Expansion Subarea, the Upper Main Subarea, the Ice Harbor Subarea A, the Ice Harbor Subarea B, the Ice Harbor Subarea C, the Warehouse Subarea, the South Main Subarea, the South Port Subarea, the Cable Car Subarea, the Bluff Street Subarea, the South Bluff Street Subarea, the Kerper Boulevard Subarea, the Washington Neighborhood Subarea, the Industrial Harbor Subarea, the East 7th Street Subarea, the Chaplain Schmitt Subarea, the North Kerper Boulevard Subarea but excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1, the Quebecor Subarea, the Harrison Street Subarea, the Holy Ghost Subarea, the Almond Street Subarea, the North End Subarea, the University Avenue Corridor Subarea, the West Locust Corridor Subarea, the Brewing and Malting Subarea, the 15th Street Subarea, the Lower Kaufmann Subarea, the North Peru Road Subarea, the Stafford Street Subarea, the Roosevelt Street Subarea, the Hawthorne Street Subarea, and the Locust Street Subarea each as described in this Section.

(jj) Urban Renewal Plan shall mean the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, approved by Resolution No. 278-24 on September 3, 2024, as the same may be amended from time to time.

Section 2: The taxes levied on the taxable property in the Amended Project Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Dubuque, County of Dubuque, Dubuque Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: Taxes.

- (a) As to the Town Clock Subarea, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Town Clock Subarea upon the total sum of the assessed value of the taxable property in the Town Clock Subarea as shown on the assessment roll as of January 1, 1966, being the assessment roll last equalized prior to the date of the initial adoption of the Urban Renewal Plan for the Downtown Dubuque Urban Renewal Project, Iowa R-15, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.
- (b) As to the Old Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 23-94.
- (c) As to the Town Clock Expansion Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 67-97.
- (d) As to the Upper Main Subarea, base period taxes shall be computed in the same manner using the

total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 26-02.

- (e) As to the Ice Harbor Subarea A, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1988, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 66-89.
- (f) As to the Ice Harbor Subarea B, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1999, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 97-00.
- (g) As to the Ice Harbor Subarea C, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll as of January 1 of the calendar year preceding the effective date of Ordinance No. 20-07.
- (h) As to the Warehouse Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (i) As to the South Main Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the first day of the calendar year preceding the effective date of Ordinance No. 63-07.
- (j) As to the South Port Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance No. 60-08.
- (k) As to the Cable Car Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the first day of the cal-

- endar year preceding the effective date of Ordinance 58-09.
- (l) As to the Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2009, being the first day of the calendar year preceding the effective date of Ordinance 51-10.
 - (m) As to the South Bluff Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
 - (n) As to the Kerper Boulevard Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993, being the first day of the calendar year preceding the effective date of Ordinance 43-94.
 - (o) As to the Washington Neighborhood Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
 - (p) As to the Industrial Harbor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
 - (q) As to the East 7th Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1996, being the first day of the calendar year preceding the effective date of Ordinance 64-97.
 - (r) As to the Chaplain Schmitt Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the first day of the calendar year preceding the effective date of Ordinance 33-11.
 - (s) As to the North Kerper Boulevard Subarea, excluding those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2022.1 now forming the Roosevelt Street Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
 - (t) As to the Quebecor Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the first day of the calendar year preceding the effective date of Ordinance 88-02.
 - (u) As to the Harrison Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2011, being the first day of the calendar year preceding the effective date of Ordinance 60-12.
 - (v) As to the Holy Ghost Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
 - (w) As to the Almond Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2013, being the first day of the calendar year preceding the effective date of Ordinance 45-14.
 - (x) As to the North End Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
 - (y) As to the University Avenue Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
 - (z) As to the West Locust Corridor Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of Janu-

- ary 1, 2015, being the first day of the calendar year preceding the effective date of this Ordinance.
- (aa) As to the Brewing and Malting Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2007, being the first day of the calendar year preceding the effective date of Ordinance 61-08.
- (bb) As to the 15th Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 6-17 and 6-17-A.
- (cc) As to the Lower Kaufmann Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2016, being the first day of the calendar year preceding the effective date of Ordinance 26-17.
- (dd) As to the North Peru Road Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 20-20.
- (ee) As to the Stafford Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2019, being the first day of the calendar year preceding the effective date of Ordinance 41-20.
- (ff) As to the Roosevelt Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2022, being the first day of the calendar year preceding the effective date of Ordinance 8-22.
- (gg) As to the Hawthorne Street Subarea, base period taxes shall be computed in the same manner, using the total assessed value shown on the assessment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of this Ordinance 53-24-A.
- (hh) As to the Locust Street Subarea, base period taxes shall be computed in the same manner, using the

total assessed value shown on the assessment roll as of January 1, 2024, being the first day of the calendar year preceding the effective date of this Ordinance 53-24-A.

Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Project Area, determined for each Subarea thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Dubuque to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Dubuque, IA. to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Project Area pursuant to the Urban Renewal Plan, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa and taxes for the instructional support program of a school district imposed pursuant to Section 257.19 (but in each case only to the extent required under Section 403.19(2)), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under Section 346.27(22) related to joint county-city buildings shall be collected against all taxable property within the Amended Project Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the Subareas of the Amended Project Area exceeds the total assessed value of the taxable property in said Subareas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Dubuque referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Project Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Project Area under the provisions of Section

403.19 of the Code of Iowa, as authorized in Ordinance No. 53-24-A, as previously amended, and to fully implement the division of taxes in the Hawthorne Street and Locust Street Subareas. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Project Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved this 16th day of December 2024.

Brad M. Cavanagh, Mayor

Attest: Adrienne N. Breitfelder, City Clerk

10. Proposed Ordinance change to update the rental license cycle to two- years: 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 Roussell. City Council Members commended the updates to the rental license cycle. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 63-24 Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-3 Rental Licenses. Seconded by Roussell. Motion carried 7-0.

ORDINANCE NO. 63-24

AMENDING CITY OF DUBUQUE CODE OF ORDINANCES TITLE 14 BUILDING AND DEVELOPMENT, CHAPTER 1 BUILDING CODES, ARTICLE J PROPERTY MAINTENANCE CODE, SECTION 14-1J-3 RENTAL LICENSES

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IA.:

Section 1. Section 14-1J-3 of the City of Dubuque Code of Ordinances is hereby amended to read as follows:

14-1J-3: RENTAL LICENSES:

....

B. Application Requirements: Completion of a rental license application must be made by the property owner, manager, or licensed real estate professional and must include, but not be limited to, the following information:

1. Address of the rental unit(s), including correct unit identifications.
2. Number and type of rental units in the structure.

3. Number of units, in the structure, for which housing choice vouchers are accepted.

4. Owner's name and contact information, including:

- a. Mailing address.
- b. Telephone number during normal business hours.
- c. Telephone number in the event of an emergency.
- d. E-mail address, if available.

5. If the property owner has retained a property manager the property owner must provide the following information:

- a. Property manager's name.
- b. Property manager's mailing address.
- c. Property manager's telephone number during normal business hours.
- d. Property manager's telephone number in the event of an emergency.
- e. Property manager's e-mail address, if applicable.
- f. A statement that the property manager or real estate professional has the same authority and responsibility as the property owner for maintaining the rental unit(s).

6. The property owner, manager, or licensed real estate professional must designate a responsible agent, who resides within 50 miles of the rental unit for which the license is sought, to represent the property owner, manager, or licensed real estate professional whenever the property owner, manager, or licensed real estate professional is not available for maintenance of, or resides more than 50 miles from, the rental unit for which a license is sought. The agent must have the same authority and responsibility as the property owner for maintaining the rental unit(s).

....

E. Rental License Term:

1. Rental licenses will be issued for a term of two years. A rental license issued during the course of the two-year license term will be put on the standard cycle for rental license expiration which results in longest license term, which may result in an initial rental license term of less than two years. Exception: In year 2025, approximately 50 percent of the total

number of rental licenses will be issued for a one-year term, to expire on December 31, 2025. The intent of this division is to have approximately one half of the total rental licenses renew on subsequent alternating biennial years.

F. License Renewal:

1. Rental licenses shall be renewed every two years, upon notice issued at the beginning of the calendar year following expiration of existing rental license(s). The rental license renewal application will be sent to the property owner, or registered manager, or licensed real estate professional holding the rental license(s).
2. Application for renewal of a rental license shall be made prior to March 1 of the year following expiration of an existing rental license.

G. Fees Due on license renewal: Rental license fees will be invoiced with the rental license renewal application at the start of the calendar year following rental license expiration. Rental license fees must be paid by March 1st of the renewal year. Failure to pay required fees is a violation of this Code and may result in monetary penalties, license suspension, license revocation, issuance of a notice to vacate to tenants, and/or issuance of municipal infractions.

H. Rental License Not Transferable: Rental licenses are not transferable from one property to another. It is the responsibility of the property owner, manager, or licensed real estate professional holding a rental license to provide the City Manager written notice, within five (5) working days, of transferring or otherwise disposing of ownership or control of the property. The notice must include available information on the buyer. Prepaid rental license fees are eligible for a refund for the period that the property is no longer owned by the license holder. Rental license fee refund requests must be made in writing and include all required information per department policy. It is the responsibility of the property buyer to license the property in their name within five (5) working days of acquisition or otherwise receiving ownership or control of the property.

I. Conditions of Rental Licenses: The City Manager is hereby authorized to issue and renew a rental license in

the name of the applicant property owner, manager, or licensed real estate professional, provided the following criteria are met:

1. **Property Maintenance Code Warranty:** The rental unit is warranted by the property owner, manager, or licensed real estate professional to substantially comply with the Property Maintenance Code.

2. **Fees:** All fees required pursuant to the issuance of a rental license are paid in full to the City.

3. **Successful Rental Property Management Class:**

- a. The property owner or manager has completed the Successful Rental Property Management Class (the program) or a program of continuing education approved by the City Manager.

- b. Until such time as the property owner or manager has completed the program or an equivalent program of continuing education approved by the City Manager, only a conditional rental license may be issued.

- c. Licensed real estate professionals are exempted from the program attendance requirement.

- d. The City Manager may waive the program requirement upon the submission of a written request by a property owner, manager, or licensed real estate professional and after finding that:

- (1) The property is properly licensed by the City of Dubuque;

- (2) The property has no history of priority category designation or any founded code violations within the previous twelve (12) months; and

- (3) A waiver will not provide the property owner with an unfair advantage in a competitive real estate market.

4. **Criminal Background Checks:**

- a. The property owner, manager, or licensed real estate professional agrees to conduct criminal background checks for all prospective tenants whose tenancy commences on or after July 1, 2011. A background check may be performed using the City's background check service or by another background check

service approved by the City Manager. The background checks must be completed before the prospective tenant's tenancy begins.

- b. The City Manager may waive the criminal background check requirement upon the submission of a written request by a property owner, manager, or licensed real estate professional and after a finding that:

- (1) The property is properly licensed by the City of Dubuque;
- (2) The property has no history of priority category designation or any founded code violations within the previous twelve (12) months; and
- (3) A waiver will not create a danger to nearby residents.

5. Rental Property Inspections:

- a. The property owner, manager, or licensed real estate professional shall make a rental property available for inspection by the City of Dubuque and shall comply with the Iowa Code requirements for tenant notification.
- b. The City Manager shall develop a written Rental Housing Inspection Program which shall govern the cycle, frequency, recordkeeping, conditions, and self-inspection and self-certification eligibility of rental inspections.

6. Housing Choice Voucher Information: The property owner, manager, or licensed real estate professional must provide information at the time of rental license renewal for each structure, on the number of units, by structure, owned or managed by the property owner, manager, or licensed real estate professional which accept housing choice vouchers.

J. Suspension and Revocation Of Rental License:

- 1. Causes: The City Manager may, for good cause, suspend or revoke a rental license for a rental unit, and in the case of a multi-family dwelling, suspend the license as to one or more rental units for a period not to exceed one year for any of the following:
 - a. Conviction, judgment, plea of guilty, or finding of guilt of the li-

censee for violation of any provision of the Property Maintenance Code;

- b. Misrepresentation by the licensee of any material fact in the application for a rental license;
 - c. Refusal by the licensee to permit inspection of the licensed rental unit(s) by authorized City personnel;
 - d. Nonpayment of the fee for renewal of the rental license;
 - e. Failure to attend the Successful Rental Property Management Class;
 - f. Failure to perform a required criminal background check on an applicant for tenancy after July 1, 2011; or
 - g. Failure of a priority category to comply with an inspection schedule or pay inspection fees. Tenants will be relocated from the rental unit at the priority category's expense.
2. Opportunity To Appeal: Prior to any suspension or revocation under this subsection, the City Manager must give notice in writing to the property owner, manager, or licensed real estate professional and provide for an opportunity to appeal.
3. Period Of Revocation Or Suspension: During the period of revocation or suspension, a unit for which the rental license was suspended or revoked may not be re-licensed.
4. Notice To Licensee: The City Manager shall cause to be issued to the licensee a notice that the license is suspended or revoked, setting forth the reason(s) therefor. The notice shall be sent by certified United States mail to the licensee at the address on file with the City Manager.
5. Appeal: The licensee may appeal the decision of the City Manager to the Housing Appeals and Mediation Board. An appeal must be filed, in writing, within twenty (20) days from the date of the notice of suspension or revocation.
6. Notice To Tenant: Upon suspension or revocation the City Manager must give written notice of the suspension or revocation of the license to each tenant, requiring the tenant to vacate the premises within a time frame determined by the City Manager if de-

terminated necessary. Any tenant who fails to vacate the premises after such time shall be subject to penalties under title 1, chapter 4 of this Code.

7. Relocation Of Tenants: If suspension or revocation of a rental license is the responsibility of the property owner, manager, or licensed real estate professional, as determined by the City Manager, then any displaced tenants shall be relocated at the property owner, manager, or licensed real estate professional's expense and the City Manager is authorized to assess the rental property for any costs incurred by the City.

....

Section 2. This ordinance shall take effect upon publication.

Passed, approved, and adopted this 16th day of December 2024.

Brad Cavanagh, Mayor

Attest: Adrienne Breitfelder, City Clerk

11. Work Session Request: Capital Improvement Projects GIS Application: Motion by Resnick to receive and file the documents and schedule the work session for 6:00 p.m. on January 21, 2025. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Farber highlighted a recent donation from John and Alice Butler to the University of Dubuque (UD) for the creation of a medical school. Farber also reported on attending a recent Federal Communications Commission (FCC) committee meeting.

Council Member Jones also discussed the UD announcement and noted public safety staff's annual holiday visit to Hills and Dales.

Council Member Wethal addressed the recent school shooting in Madison, WI, and commented on the UD announcement.

Council Member Sprank reported on attending neighborhood association meetings, the Merry Millwork Market, and volunteering at a recent food giveaway. Sprank also emphasized the importance of securing a new tenant for the upcoming vacancy on Central Avenue due to Hartig Drug's departure.

Mayor Cavanagh reflected on the Madison school shooting and the UD announcement. He also highlighted the community's current momentum driven by recent projects and initiatives, expressing excitement for the future.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:10 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Wethal. 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 9:57 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:57 p.m.

/s/Adrienne N. Breitfelder, CMC, City Clerk

A

A&M Trading	367
A.Y. McDonald Park	252
Ace Construction - Dubuque, L.L.C	83
Active Aggressor	26, 92, 157
ADA Sidewalk Curb Ramp Project	142, 159, 163, 181, 236, 391, 392, 393
Adobo's Mexican Grill	182
Adolf, Kami	29
Advance Cancer Prevention and Care for Blacks/African Americans Program	126
AECOM Technical Services, Inc	19, 125
AED Program	59
Agenda and Meeting Management Software	26, 173, 246, 329
Air BnB	257
Airport Commission	195
Minutes	59, 94, 137, 224, 251, 330, 346, 376
Airport Zoning Commission	
Membership	184, 221
Aladdin Campus Dining	335
Aldi Food Stores	367
Alfred Caldwell	64
Alliant Amphitheater	253
Alliant Energy	30, 391
Alpine Mobile Home Park	246, 344
Alrek Business Solutions Inc	32
Altered State, The	183, 419
Alternative Learning Center	15, 27
Althauser Street Retaining Wall Repair Project	180
Althauser Street Watermain and Sanitary Sewer Reconstruction Project	2, 84
American Council of Engineering Companies (ACEC)	175
American Cruise Lines	228
American Flood Coalition	64, 134, 173, 246
American Legion Post 6	182
American Marine	225
American Trust and Savings Bank	79
AmeriCorps	68, 239, 344, 358, 389
Amick, Captain David, Salvation Army of Dubuque	121
Amphitheater Loan Agreement	See Loan Agreements
Anderschau, Jessica, Green Iowa AmeriCorps Climate Action Activator	68
Anderson, Carla	81, 185
Anderson, Linda	184
Annual Comprehensive Financial Report (ACFR)	373
Applebee's Neighborhood Grill and Bar	229
Area Residential Care	104, 365
Army, Corps of Engineers (USACE)	235
Art For Us	17
Art on the River	95, 259
Artificial Intelligence (AI)	27, 57, 246, 375, 406
Arts and Cultural Affairs Advisory Commission	83
Membership	183, 220, 408, 424
Minutes	7, 59, 121, 137, 224, 251, 346, 376
Operating Support Grant Application Modification	19

ASM Global	139
Assessed and Taxable Valuations	14
Assessments	
Grass and Weed Cutting and Garbage Collection	271, 379
John F. Kennedy Rd. 2022 Sidewalk Project	61
Pickett Street Rehabilitation Project.....	236
SRF Green Alley Project	352, 353, 383
Transfer of Funds.....	234
Atwell Group.....	365, 368, 383
Audit Services	366
Audubon Elementary.....	135, 210
Auto Workers AFL-CIO	33
Automated License Plate Reader (ALPR) system	356, 357
Automated Speed Enforcement	5, 19
Avelo Airlines	6
Awards and Recognition Program	26

B

Backpocket Dubuque.....	104
Baker, Camille	233, 251
Baraboo's On Main	367
Barrel House Dubuque.....	367
Battle of the Bluffs Rodeo.....	58
Baum, Alex, Community Foundation of Greater Dubuque	120, 136
Baumhover, Jackie	184
Bear sighting	210
Beartooth Music	214
Bed Bugs	387
Bee Branch Creek Project	19, 142, 214, 364, 375
Bee Branch Creek Railroad Culverts and Pedestrian Tunnel Project Award	175
Beecher Liquor.....	183, 418
Beecher Wine and Spirit	182
Bees, Claudette.....	175
Before and After School Programming.....	252
Belcastro, Frank	108
Bell Street, 501	39
Bell Tower Productions.....	229
Bennett, Robert	107
Bergfeld, Deann	83
Bermudez, Ana	120
Berntgen, Chris	1
Bertsch, Brooks, Saint 4 Life Foundation	82
Betty Jane Candies.....	335
Biden, Joe, President	375
Bies Drive, 1502	332
Big 10 Mart Stores	163, 395
Bixler, Andrea	108
Black Men's Coalition	246
Blakeley Ihrig, Denise, Blakeley Water Management	228
Blend Business Dining.....	395
Blocktoberfest	344
Bloomberg Youth Climate Action Grant	64, 95
Bluff Street, 1047	146

Bluff Street, 231	269
Bluff Street, 945	119
Bluff Strokes.....	356
Board of Education	241
Board of Library Trustees	
Membership	183, 220, 274
Board of Supervisors.....	197
Boards and Committees Appointments for City Council Member.....	5
Boating Infrastructure Tier 1 Grant - Dredge.....	348
Bodish, Becky, Four Mounds	233
Bolton & Menk, Inc.	65, 103, 136, 168, 211, 402
Bonds/Notes	
Fire Facilities and Equipment.....	377
Series 2021A, 2021B and 2021C	122
Series 2025ABC	421
Sewer Revenue	3, 13, 122, 264, 336, 350, 373
Tax Increment Revenue Obligations	72, 89, 104, 127, 133, 146, 149, 164, 165, 166, 190, 191, 254, 276, 371, 380, 385, 395, 396, 397, 398, 401, 409, 410, 411, 419
Water Revenue Capital Loan	393, 394
Bonifas, Ryan, Grand River Center General Manager	358
Boomerang Corp.....	193
Botanicanna	163, 367
Boys and Girl Club of Greater Dubuque.....	96
BP Fuel	163, 367
Branching Out Dubuque	329
Brandt, Pamela	156
Brazen Open Kitchen Bar	418
Breen, Marilyn, Sisters of the Presentation of the Blessed Virgin Mary Sister	376
Brewer, Chris, AECOM Technical Services, Inc. Vice President of Economics and Planning	27
Bridge Restaurant.....	354
Broadband	250
Broadway Sanitary Sewer Improvements Project	369, 405, 418
Brown, Wayne, Post 508 Commander	358
Brownfields Assessment Funds	252
Budget	
Adoption.....	107
Amendment.....	132, 152
Annual Public Housing Agency (PHA) Plan.....	89
Grand River Center	139
Housing Department	25
Presentations.....	77, 79, 80, 81, 90, 91, 92, 93
Public Hearing.....	66, 78, 79, 91
Buffalo Wild Wings	146
Building Bridges to Employment and Equity (B2E2) Project	37, 345
Building Code Advisory and Appeals Board	
Membership	4, 12
Bullock, Dr. Jeffrey, President of the University of Dubuque	135
Bunker Hill Golf Course.....	104, 366, 382, 393, 402
Burgart, Brenna, Mental Health America of Dubuque County	121
Burlington Street Water Main Improvement Project	123
Butler Children's Garden Foundation, Inc.....	160
Butler, John and Alice	480

C

Cable Television Commission	
Membership	183, 220
Minutes.....	59, 68, 376, 406
Cafaro Company	187, 189
Cafaro, Anthony M, Jr	189
Caledonia Park.....	26
Call to Action.....	231, 250
Callahan Construction, Inc.	236
Camiros.....	194
Camp Albrecht Acres	33
Canfield Hotel	367
Capra Bank.....	60, 252, 386
Carbon Disclosure Project.....	17
CARich Properties, LLC.....	254, 275, 276
Carlos O’Kelly’s Mexican Cafe.....	367
Carnegie-Stout Public Library	6, 58, 80, 210, 259, 281, 304, 429, 454
Carner, Felicia	402
Caroll, Carole	376
Casey’s General Stores	163, 367
Catfish Charlie's	104
Catfish Creek Watershed Management Authority.....	32, 95
Membership	32, 371, 382
Catherine Street Storm Sewer Project.....	143
Catholic Charities of the Archdiocese of Dubuque	179
CBDC, LLC.....	72, 89
CCIS, LLC	332
Cedar Crest Ridge, 3100.....	235, 274, 341
Celebration Belle	228
Central Avenue, 1199	147, 167
Central Avenue, 1301	69, 171
Central Avenue, 1527	170
Central Avenue, 1701	170
Central Avenue, 1706	254, 275
Central Avenue, 1739-1763	69
Central Avenue, 897	343
Central Grocery and Beauty.....	183
CentralSquare Technologies	356
Chamber of Commerce.....	27, 58, 64, 77, 134, 389
Chaplain Schmitt Island	See Schmitt Island
Chapman, Gregory and Jackie	175
Chavenelle Drive, 8025	416
Chavenelle Road, 7900	5
Chesney, David and Randa	238
Childcare	69, 72
Childhood Lead Poisoning Prevention Program	272
Chipotle Mexican Grill	335
Chopper's.....	71
Chronic Wasting Disease (CWD)	125, 126
Cities Forward Initiative.....	101
Citizen Participation Plan.....	126
Citizenserve Software	145
City Council Goals & Priorities	378

City Girl Farming	359, 360
City Hall Annex Roof Replacement Project	378
City Life	26, 120, 259, 413
City of Asbury.....	32
City of Centralia	32
City of Peosta	32
City of Sageville.....	17
City-County Communications & Marketing Association (3CMA)	357
City-Owned Property	105, 131, 133, 151, 340, 420
Civic Center.....	See Five Flags Center
Civic Center Advisory Commission	
Membership	183, 220, 338, 354, 373
Minutes.....	68, 121, 211, 376, 406, 414
CivicPlus	173, 181, 246
Civil Service Commission	
Certified List.....	69, 103, 182, 366
Membership	88, 133
Minutes.....	1, 82, 121, 137, 175, 211, 233, 330, 358
Clarity Clinic Pregnancy Center	359
Clark, Keith.....	262
Clark, Nancy	156
Clarke University.....	58, 104
Classy and Chic Boutique	71
Claycomb, Edward and Diane	158
Climate Action Plan (CAP)	96, 97, 98, 99, 100, 359, 360, 361, 362
Colehour, April.....	29
Collective Bargaining Agreements	64, 76, 154, 168, 218
Collins Community Credit Union.....	60, 252
Comiskey Park.....	65, 135, 210, 239, 272, 334
Commercial Air Service.....	58, 64, 261, 329, 375
Commercial Banking Services	386
Community Development Advisory Commission	
Membership	20, 24, 33, 158, 338, 354, 379
Minutes.....	29, 94, 121, 137, 224, 233, 330, 376, 406
Community Development Block Grant (CDBG).....	19, 126, 145, 156, 214, 235, 242, 333, 340, 365, 366, 417
Community Foundation of Greater Dubuque.....	120, 136, 157, 176, 223
Community of Character Award	251
Conlon Construction Co.	426
Connors, Joyce.....	356
Consolidated Annual Performance and Evaluation Report (CAPER).....	417
Consolidated Funding	132
Consolidated Funding Application	132, 192
Consolidated Rail Infrastructure and Safety Improvements (CRISI)	37, 154
Convivium Urban Farmstead	33, 359, 361
Cook, H.R. , Iowa Honey Producers Association and Swiss Valley Bee Club	68
Cook, Steve	167
Copley, Sheri	121
Copper Kettle Inc., The	335
Corridordbq, LLC.....	168, 170
Costello, Lorna	276
Cottingham & Butler	125
County Board of Health	8, 214, 272
Cox, Kyle	64
Creating an Equitable Community of Choice	15

Creative Adventure Lab	126
Crescent Community Health Center	126, 214, 233, 391
Cummer Masonry Inc.	94
Curbside Collections	26
Cyze, Mike, Dubuque Community Schools Chief Communication Officer	157

D

Dalton, Hilary	121, 187
Dan Davis, Principal of Universal Tank & Fabrication, Inc.	411
Days Inn & Spirits Bar & Grill	146
Days of Caring	135
Dement, Thea	121, 134
Denham, Jonathan	175
Denny's Lux Club	335
Denver Air	329, 356, 388
Department of Transportation (DOT)	9, 86
Destination Iowa Outdoor Recreation Fund grant	401
Development Agreements	419
Development Agreements ..69, 72, 89, 102, 104, 127, 133, 149, 164, 190, 191, 247, 254, 263, 275, 331, 339, 366, 370, 380, 385, 395, 396, 397, 398, 401, 409, 410, 411, 426	
Diamond Jo Casino	163, 182
Dickinson, Rick, Greater Dubuque Development Corporation President and CEO ..26, 64, 134, 174, 189, 231, 250, 357, 414	
Digital Literacy	136
Dimensional Brewing Co.	183, 253, 367
Disaster Mitigation Act of 2000	20
Distinctively Dubuque	84
Dixon, Alex, Dubuque Racing Association (DRA) President and CEO	26, 27, 92, 224, 233, 401, 425
Dixon, Yindra	411
Docking Agreement	228
Dog Expo	210
Dog House Lounge	33
Dogs in Parks	328
Dollar General Stores	33, 183
Dolphin, Ross	225
Downtown Gas & Grocery	10, 163
Downtown Rehabilitation Program	167, 386
Doyle, Jamie Joe	390, 407
Drake House South, LLC	235, 274
Drake University	193, 251
Dream Center	176, 402
Dredging	85, 87, 107, 124, 145, 407
Dregne, Eric	185
Dresdner, Andrew, Bolton & Menk, Inc. Senior Urban Designer	136, 211, 345
Drew Cook & Sons Excavating Company Inc.	159, 160, 181, 392
Drug and Alcohol Policy	418
Dubuque Arboretum & Botanical Gardens	160, 259, 276, 356, 359
Dubuque Area Labor Harvest	344
Dubuque Area Labor-Management Council	176
Dubuque Bank & Trust Company	60, 252, 386
Dubuque Barge and Fleeting Service Company	145
Dubuque Bowling Lanes	182

Dubuque Brewing and Malting Building, 3000 Jackson Street	4, 14, 25, 31, 64, 69, 87, 95, 126, 145, 154, 160, 192, 218, 231, 243, 252, 394
Dubuque Casino Hotel LLC.....	79
Dubuque Cellular Telephone, L.P.....	268
Dubuque Childcare Collaborative, LLC.....	5
Dubuque Community Action for Sustainable, Clean and Democratized Energy (C.A.S.C.A.D.E.)	193
Dubuque Community Resilience Hub Project.....	402
Dubuque Community School District.....	2, 59, 84, 121, 157, 223, 252, 379
Dubuque Community YMCA	126
Dubuque County Historical Society (DCHS)	64, 399, 412
Dubuque Discount Gas	127, 146, 183
Dubuque Fighting Saints	335
Dubuque Fine Liquor & Tobacco	367
Dubuque Forward.....	167, 343
Dubuque Gate & Pump Station Flood Mitigation	423
Dubuque Golf & Country Club	176, 214, 418
Dubuque Housing, LLC.....	227, 370, 385
Dubuque Initiatives.....	5, 147, 167, 168, 170
Dubuque Lodge No. 355	104
Dubuque Main Street, Ltd.	30, 104, 135, 176, 223, 253, 270, 375, 413, 416
Dubuque Marina.....	348
Dubuque Marina and Yardarm	71
Dubuque Metropolitan Area Solid Waste Agency (DMASWA)	34, 65, 135, 160, 406
Dubuque Metropolitan Area Transportation Study (DMATS).....	26, 37, 363
Dubuque Mining Co.....	33, 183
Dubuque Museum of Art	281, 304, 388, 418, 429, 453
Dubuque Professional Firefighters' Association (DPFA)	154
Dubuque Racing Association (DRA)	14, 78, 87, 92, 329, 356, 380, 391, 401, 413
Dubuque Religious Center, Inc	10
Dubuque Rescue Mission Garden.....	359, 363
Dubuque Senior High School	7, 27, 120
Dubuque Soil and Water Conservation District (DSWCD).....	95
Dubuque South Pointe, LLC	163
Dubuque Stamping & Manufacturing.....	15, 58
Dubuque Star Brewery	104
Dubuque Symphony	356
Dubuque Tobacco & Grocery.....	183
Dubuque Wine & Spirits	183
Duluth Holdings, Inc.....	426
Dungeon Ltd	33
Dunning, Catherine.....	68
Dupaco Community Credit Union.....	60, 252
Dusty's Doghouse Lounge.....	367
DuTrac Community Credit Union.....	60, 252

E

E.J's Wine Shop	182
E3021 – UD Party with Sparty.....	183
Eagle Country Market	163
Eagle Point Park	64, 101, 145, 328, 367
Eagle Point Water Plant	405
Eagle Street.....	2, 84
Eagle Valley Park.....	25, 131, 151, 194

Eagles Club.....	71
Easements	
Access Agreement	160
Access and Maintenance as Part of the 2024 SRF Green Alley Project.....	348
Along Althausen Street.....	2, 84
Embankment 2091 Harpy Eagle Court.....	363
Embankment off Old Mill Road.....	216
Permanent Signage across QWEST Corporation Property	124
Public Utilities at 1502 Bies Drive	332
Public Utilities over 1562 Kebbie Drive.....	332
Rabbit Hollow Nature Conservancy, Inc	179, 216
Sanitary Sewer	227
Storm Sewer Utilities	60
Storm Water Detention Basin Access	235, 274, 341
Water Main Utilities	9, 236
East 24 th Street Site Contaminated Soil Removal Project.....	272
East Central Intergovernmental Association (ECIA).....	37, 363, 364
Eastern Iowa Excavating & Concrete, LLC.....	124, 159, 218, 238, 343, 347, 349, 374, 379
East-West Corridor Capacity Improvements	215
Economic Development Assistance Contract	416
Ecumenical Tower.....	179
Edenbrook Lane	161
Egelhof, Siegert & Casper Funeral Home.....	253
Eight Hundred Ninety-Seven (897) Central Park.....	343, 344
Eipperle, Kevin FEH Design Principal	6
El Paisano.....	10
EL1 Dubuque.....	33, 418
Electric Transmission System.....	70, 334, 415
Elenz, Mark	184
Ellerbach, Scott, Junior Achievement of the Heartland	82
Ellison, Denise.....	406, 407
Emergency Communications Center (E911)	5, 65
Emerson, Stephen, Dubuque Brewing and Malting Building owner.....	4, 14, 154
Eminent Domain	83
Employee Recognition Committee	121
EMRI Apartment Development	227
Energy District	64
Engine 505, Newly purchased.....	15
Engineering & Construction Innovations, Inc	142
English Ridge Park.....	3, 37, 131, 151, 194
Enterprise Resource Planning (ERP).....	386
Equitable Community Grant	160
Equitable Fines and Fees Service Program	389
Equitable Poverty Reduction & Prevention Plan	134, 174
Equity and Human Rights Commission	
Membership	4, 12, 183, 220, 351, 371, 382, 408
Minutes.....	82, 94, 175, 211, 224, 330, 358, 376, 389, 406
Mmbership	424
Ordinance	403
Erba, Nino	24, 81, 154, 156
Erschen, Michael and Denise	147, 167
Essential Purpose Loan	See Loan Agreements
Eubanks, Latoya	68
Europa Haus Restaurant & Bierstube	367

Excess Flow Tank Waste Removal and Hauling	145
Extra Mile America	358
EZ Stop Stores	71, 163, 367

F

Faith Temple United Pentecostal Church	18
Family Dollar Stores	163
Family Self Sufficiency Coordinator Grant	123
Fareway Stores	163
Farley & Loetscher, LLC.....	69, 138
Farm, The.....	139
Farmers' Market	135, 176, 211, 253, 344
Fas Mart.....	33, 183
Fast Freddy's.....	367
Fat Tuesday's	335
FCC Conference	232
Federal Building Loan Agreement.....	See Loan Agreements
Federal Communications Commission (FCC) Intergovernmental Advisory Committee	57, 173, 259, 356, 375, 480
Federal Emergency Management Agency Pre-Disaster Mitigation Grant	214
Federal Emergency Management Agency Region VII	21
Fee Increases	25, 26, 30, 82, 109, 110, 111, 118, 181, 389
Felderman Realty.....	225
Fetter, Jacqueline	376
Fidelity Bank & Trust.....	60, 252
Field of Dreams.....	356, 408
Fiesta Cancun Authentic Mexican Restaurant	335
Fighting Saints.....	82
Finke, Kevin.....	386
Fire Department's Hall of Fame Awards	135
Fireworks Permit.....	8, 124, 176, 214, 223, 252
First (1 st) & Main.....	229
First Congregational Church	268
First Reserve	335
Fischer Lanes	182
FitzGerald Deconstruction & Reuse	154
FitzGerald, Kyle	154
Five Flags Center.....	8, 58, 68, 93, 121, 124, 182, 211, 373, 376, 406, 414
Five Flags Civic Center Advisory Commission	See Civic Center Advisory Commission
Flanagan, Annie	108
Fleet Fueling System	102
Fleet Maintenance Operations	102
Flynn, Thomas.....	386
Foodie Garage Eatery	104
Forest Service Urban & Community Forest Program Grant.....	139
Fortman, Hennessey	225
Fortson, Zoie.....	24
Forward Investments Group LLC	146, 166
Fountain of Youth Program	118, 176
Four Mounds	173, 176, 214, 233, 356
Four Oaks Family and Children's Services.....	176, 177
Fourteen Hundred (1400) Central, LLC	397, 410
Fox Den Motel	182
Frampton, Travis, University of Dubuque President.....	251, 357

Francois, Mary Jo Jean, Community Foundation of Greater Dubuque Vice President	136
Frannies Bbq LLC.....	146
Fuel Express Food Mart	71, 183, 418
Fuji Asian Buffet.....	10
Fuller, Tut.....	386
Fun Station Dubuque, The	253
Fund Transfers	212, 225, 234, 263
Funders Network's (TFN), The	64

G

Gardens of Dubuque Project	2
Gary Dolphin's Bar	367, 418
Gassman, Vicki, Mental Health America of Dubuque County.....	121
General Obligation Loan Agreement	See Loan Agreements
Geraghty, Dennis and Julianne	233, 251
Giese Roofing Co.....	378
Gillitzer, Brian and Briony	233, 234
Gin Rickeys.....	33
Glass House LLC	17
Gold Standard Athletics	272
Gonyier, Lucas	175
Goodmann Miller, Ellen, Four Mounds.....	233
Google Headquarters.....	232
Goose, The	253
Gorman, Kathy.....	59, 243
Gorun, Marilyn.....	108
Government Finance Officers Association (GFOA) Distinguished Budget Award	402
Governor's Traffic Safety Bureau (GTSB)	330
Grand Harbor Resort & Water Park	395
Grand Opera House, The	182
Grand River Center	33, 71, 139, 259, 260, 261, 358
Grand Tap, The	335
Granger Creek Lift Station Improvements Project.....	129, 150, 194
Grant Agreement.....	70, 71, 101, 146, 147, 166, 167, 276, 348, 364, 417
Grant Funding	212
Grayfield Tax Credit Projects	270
Great Vape, The	163, 419
Greater Dubuque Development Corporation (GDDC)	64, 84, 134, 174, 176, 231, 239, 246, 344, 356, 357, 374, 414
Green State Credit Union.....	60, 252
Green, Teresa	156
Greenhouse Gas (GHG).....	359
Greenleaf Tobacco & Vape	163
Greyhound Park, 1855	380
Gross, Will	185
Growing Sustainable Communities Conference	16, 119, 134, 135

H

Habitat for Humanity	185, 232, 419
Hadee, May, International City/County Management Association (ICMA) Young Southeast Asian Leaders Initiative (YSEALI) Fellow	346
Hall, Tommie.....	156

Hallstoos, Brian, Nathaniel Morgan Memorial Committee	262
Hammel, Kris.....	156
Hammerheads Bar & Billiards.....	33, 163
Hankenson, Deb.....	156
Hansen, Olivia	225
Happy Joe's Old Fashioned Ice Cream & Pizza Parlor	367
Happy's Place.....	395
Harbor Area Dredging.....	85
Harkey, Douglas	29
Harpy Eagle Court, 2091	363
Hartig Drug Stores	163, 367, 480
Hartig, David S. Jr.	350
Hastings, Samantha, Fountain of Youth Program.....	406
Hawkeye Area Community Action Program (HACAP)	65
Hawkins, Amy, Dubuque Community School District Superintendent	59
Hawks Goodmann & Associates	427
Hawthorne Street	417
HDR Engineering	58
Healy, Shirley A.	108
Heisdorf, Josh	251
Heister, Angela, Waypoint Services	346
Hempstead High School.....	59
Herbst, David	349
Heritage Works	64
Hernandez, Carmen, Sisters of the Presentation of the Blessed Virgin Mary Sister	376
Herrig, Paul and Paula	137
Hess, Richard	225
Hessong, Janie, iJAG Education Specialist.....	120
HHH Enterprises, LLC	331
Hillcrest Family Services.....	118
Hills and Dales.....	480
Hilton Garden Inn & Q Casino & Houlihan's	146
Hinson, Ashley, Congresswoman	126, 246
Hirtz, Jenna, Dubuque Arboretum & Botanical Gardens Executive Director	276
Historic Building Code.....	221
Historic Millwork District Master Plan	134, 136, 168, 355
Historic Preservation Commission	
Annual Workplan	32
Certified Local Government.....	19
Membership	183, 220, 255, 274
Minutes.....	16, 59, 83, 121, 233, 262, 346, 376, 406, 414
Historic Structure Report.....	64, 145
Hockenberry, Nic, Greater Dubuque Development Corporation Director of Workforce Programming.....	250
Hockenberry, Sandy.....	108
Hoffmann, Kathy.....	156
Holiday Inn Dubuque Five Flags.....	418
Holmes, Halanier	390
Holy Family Catholic Schools	121, 223
HOME ARP Funds.....	69
Hometown Bank	60, 252
Hotel Julien Dubuque	395
House of China Co.....	229
Housing Appeals and Mediation Board	
Membership	4, 12, 64, 73, 184, 221, 401, 409

Minutes.....	121
Housing Choice Voucher Program	24, 88, 123, 370, 385, 386
Housing Commission	
Membership	20, 255, 274, 379, 401, 409
Minutes.....	16, 83, 233, 251, 376
Public Hearing.....	24, 88
Housing Development Incentive.....	258
Housing Indiana Corp.....	380
Housing Trust Fund Advisory Committee	
Membership	20, 255, 274
Hub, The	104
Hudson, Evan	81, 156
Huhot Mongolian Grill	367
Humke, Stacey	137
Hy-Vee Stores	33, 163, 253

I

I'mOn Arena.....	14, 20, 26, 425
IADU Table Mound MHP, LLC	9
Ice Arena Loan Agreement	See Loan Agreements
Ichiban Hibachi Steakhouse & Sushi Bar.....	104
iJAG	134
Imagine Dubuque	231, 246, 250
I'mOn Arena.....	367
Incentive Agreement	349
Inclusive Dubuque	57, 134, 136, 176
Inclusive Entrepreneurship Program	126
Independent Contractor Agreement	427
I-NET Agreement	126
Information Technology Committee	27
International City/County Management Association (ICMA)	346
International Fire Code.....	278
International Residential Code	279
International Union of Operating Engineers/AFL-CIO, Local #234 (IUOE)	168
Interstate Power and Light Company	364, 368, 383, 391
Intriligator, William, Dubuque Symphony Orchestra Music Director and Conductor.....	388
Investment Oversight Advisory Commission	195, 386
Membership	184, 221
Iowa Amphitheater.....	18, 335, 354, 374, 381, 401, 422, 425
Iowa Amphitheater on Schmitt Island Loan.....	See Loan Agreements
Iowa CCI.....	246
Iowa Community of Character.....	193
Iowa Department Homeland Security and Emergency Management (HSEMD)	215
Iowa Department of Health and Human Services (HHS)	8, 214
Iowa Department of Inspections and Appeals.....	181
Iowa Department of Natural Resources (IA DNR).....	125, 348
Iowa Department of Transportation (IA DOT) ..	19, 31, 32, 61, 85, 86, 103, 119, 125, 132, 144, 192, 215, 333, 349, 379
Iowa Economic Development Authority (IEDA).....	2, 30, 39, 138, 168, 268, 270, 387, 416
Iowa Finance Authority (IFA) Housing Trust Fund	8
Iowa Governor's Volunteer Award	214
Iowa Homeland Security.....	21
Iowa Jobs for America's Graduates (iJAG)	26, 120, 413

Iowa Land Recycling Program Environmental Covenant	102
Iowa League of Cities (ILC)	27, 77, 356, 375
Iowa Legal Aid	177
Iowa Partners for Conservation (IPC)	95
Iowa Power and Light Company	See Alliant Energy
Iowa Public Agency Investment Trust	60, 252
Iowa State Fair	329
Iowa State Historic Preservation Tax Credit	268
Iowa State Troopers	329
Iowa State University Extension	126
Iowa Talent Bank Pilot Program	86
Iowa Utilities Board	30
I-PLEDGE	3
Irish Hooley	253
Irons, Marilou, Sisters of the Presentation of the Blessed Virgin Mary	1, 376
Irrevocable License	125, 144
Irving Elementary	155
Island Social	413
ITC Midwest, LLC	70, 334, 415
Izaguirre, Jaime	24, 81, 156

J

J&R Supply, Inc.	86, 103
Jackson Street, 1065	169
Jackson Street, 2601	131, 151
Jaeger, Wyleah	120
James, Lindsay, State Representative	156
Jansen, Josh	73, 338
Jansen, Mike, Strand Associates	175
Jason White, Greater Dubuque Development Corporation Vice President of Business Services	411
Jaycees	104, 176, 229, 252, 253, 335, 367
JB Lofts, LLC	168, 171
Jean-Francois, Mary Jo, Community Foundation of Greater Dubuque Vice President of Community Impact	157
Jefferson Park Retaining Wall Replacement Project	218, 230, 238
Jeffris Family Foundation Ltd	145
Jeffris Heartland Fund	64, 101
Jesters Lounge	182
John F. Kennedy Road Sidewalk Installation Project	61
John F. Kennedy Road, 555	187
Johnson, Gareth, Dubuque Arts Council's Artist in Residence	57
Johnson, Stephen C.	363
Johnson, Timothy	131, 151
Jones, Jeff	251, 262
Jubeck New World Brewing LLC	146, 182, 183, 253
Jule Bus	90, 132, 181, 192, 418
Julien Dubuque Bridge	338
Julien Dubuque International Film Festival	119, 135
Jumpers Sports Bar & Grill	367
Juneteenth Celebration	210
Justice Assistance Grant (JAG)	19, 367

K

Kamp, Lois.....	414
Kampman, Nathan, HDR Engineering	58
Kebbie Drive, 1562.....	332
Keck, Michael.....	185
Kellhoff Properties, LLC.....	31, 238
Ken Kringle Historic Preservation Awards	134, 155
Kennicker, Robin.....	78, 121
Kerper Boulevard Lift Station Project	8, 86, 368, 384, 412
Kerper Court and Kerper Boulevard Intersection Improvement Project	124
Kerper, Kalee	108
Kerrigan Heights	9
Key Hotel, The.....	135
Key West Drive, 10684.....	See Voluntary Annexation
Keymont Drive Pavement Rehabilitation Project	255, 276, 342, 349
Kieffer, Kira	347
Killins, Keon.....	390
Kimley-Horn.....	427
Kinseth Hospitality Company, Inc.	247, 339, 340
Kinseth, Ben, Kinseth Hospitality Company, Inc. Executive Vice President	339
Kittle, Bryn	406, 414
Klauer, John	94, 122
Klauer, Roger F. & Kathleen A.....	332
Klostermann, John	108
Knickers Saloon.....	367
Kohl's Department Store, Inc.	391, 415
Konnexion, The	163
Krapfl, Karla	156
Kubly, Sheri.....	106
KultureCity Certification	358
Kwik Star Stores	71, 163, 182, 183, 229, 356
Kwik Stop Stores	163, 229, 253, 367, 395, 418
Kwik Trip, Inc.	268

L

L. May Eatery.....	104
Labor Day Parade.....	329
Ladder Truck	252
Lalo's Restaurant	33
Landlord Association.....	246
Landmark Turf Services, LLC	160
Las Margaritas	253
Latinx Festival	356
Law Enforcement Center	374
Law Enforcement Mental Health and Wellness Act (LEMHWA)	125
Lead & Healthy Homes Program.....	358, 417
Lead Service Line Replacement Pilot Program.....	76
Learning Campus Condominiums	5
Lease Agreements	5, 79, 87, 92, 105, 145, 160, 253, 268, 331, 350, 399, 412
Legislative Policy.....	27
Legislative Priorities.....	403
Leisure Services Comprehensive Master Plan	374, 427

Leonard, Vicki, Ancient Order of Hibernians Dubuque Division #2	59
Letter of Support	64, 69, 95, 125, 126, 159, 214, 272, 334
Lewis, Drew, Hempstead High School Student	59
Lewis, Joesph, President of the Bishop Block Tenants Association	24
Leyendecker, Tyson	386
Library Board of Trustees	
Membership	255
Minutes.....	1, 29, 68, 83, 121, 211, 233, 262, 330, 358, 406
Lift, The	229
Limestone Legacy, LLC	396, 409, 410
Lin, Ken	338
Lina's Lounge	367
Lina's Thai Bistro.....	71
Lincoln Elementary School.....	356, 362
Lindblom, Ronald	68
Link, Michael.....	81, 156
Liphardt, John	347
Liquor Tobacco and Grocery.....	183
Livestock Grazing	427
Loan Agreements.....	421, 422
Local College/Career Access Network (LCAN).....	159
Local Housing Trust Fund Grant.....	333
Locust Street Parking Ramp Repairs Project.....	218, 230, 237
Locust Street, 1044	268
Locust Street, 1243	172
Locust Street, 781	72
Locust Street, 799	125
Loffa, Cassidy	94, 122
Long Range Planning Advisory Commission	
Membership	20, 184, 221, 255, 274
Minutes.....	233, 347, 414
Lopez Ortiz, Clara, Community Foundation of Greater Dubuque Equity Officer	136
Lopez, Yara, Dubuque Unidos and Loras College's LULAC	262
Loras College.....	104, 262, 367
Los Aztecas Mexican Restaurant	182, 253
Luce, Sue.....	156
Lucy, Nick.....	58, 66
Ludwing, Jacob.....	347
Lyle Sumek Associates, Inc.....	259, 260, 261
Lyons, David, Greater Dubuque Development Corporation Strategic Initiative Consultant	5, 155

M

Maas, Carol.....	257
Madison Wisconsin School Shooting	See School Shooting
Magoo's Pizza	27, 418
Maiden, Conner	16
Main Street Iowa Program.....	30, 415
Main Street, 902	144
Management Agreement	139
Marburger, Dan, Perry High School Principal	15
Marco's Italian American Food	104
Mario's Italian Restaurant & Lounge	10
Marshallese Constitution Day.....	173

Martin, Azariah	68, 83
Marvel, Jenn	233
Mason Dixon Saloon	146
Mason, Perry, Radio Dubuque General Manager	252
Master Co-location and Shared Services Agreement	20
Mathias Ham House (the Ham House)	64, 399, 412
Mattison, Kaniyah, Four Mounds.....	233
Mauldin & Jenkins Certified Public Accountants	390
Maun, Irene	233
Maus Park Lake Pump Station Culvert Repair Project	142
May, Nick.....	29
McAleece Park and Recreation Complex	71
McAvoy, Veronica.....	24, 108
MCC Iowa LLC (Mediacom).....	126
McCoy Group, Inc	39, 331
McCoy, Jennifer, Bolton & Menk, Inc. Senior Traffic Engineer	211, 345, 402
McDermott Excavating, Inc.....	194, 405
McDonald, Rob	252
McGann, Amano.....	279
McGorry, Beth	29, 137, 358
McTaggart, Sue	108
Meador, Jim	90
Medic Unit 554, Newly Purchased.....	15
Medical Associates	118
MedOne.....	118
Memorandum of Understanding (MOU)	18, 125, 126
Mental Health and Wellness Act Grant	367
Merfeld, Jule	257
Merry Millwork Market	395, 480
Metro Dubuque Traffic Data Aggregation For Connected Vehicles Project	363
Metx, LLC	366
Microsoft Co-Pilot.....	374, 375
Middle Catfish Creek.....	333
Midwest Concrete, Inc.....	61, 143, 163, 236, 332, 391, 392, 393
Midwest Vapors.....	163
MidWestOne Bank.....	60, 79, 87, 93, 252
Milestone Systems.....	2
Miller Companies LLC	168, 169, 395, 409
Miller, Bill, former Fire Chief.....	388
Millwork Flats, L.L.C	164, 168, 191
Millwork Marketplace.....	33
Millwork Night Market	135, 229, 253, 335, 367
Miloy, Shea	81
Mini-Warehouse.....	12
Mircale League	246
Mississippi River Revival, DBQ, Inc	96
Mokhantar, Othman	225
Molo Oil Company	343
Monk, Chrisy, FEH Design Principal	6
Monks Kaffee Pub.....	104
Moondog Music.....	163, 367
Moore, Sam	185
Moracco, The	418
Morrison Brothers Company	2

Moss, Briana	108
Moss, Ernestine, Nathaniel Morgan Memorial Committee	262
Mount Pleasant Place Urban Renewal Area	219, 243, 244, 419, 420
Moyer, Kari	156
MSA Engineering	85, 228
Mt. Carmel Bluffs	246
Muench, Mike	7
Multicultural Family Center	90, 95, 119, 137, 173, 175, 214, 246, 369, 385, 426
Multi-Jurisdictional Hazard Mitigation Plan	20
Murphy Park	328

N

Nadeau, Evelyn	108
NAMI Dubuque	90
Nathaniel Morgan Memorial Event	344
National Association for the Advancement of Colored People (NAACP)	389
National Crime Information Center (NCIC)	357
National Environmental Health Administration	391
National League of Cities (NLC)....	27, 57, 77, 121, 126, 210, 232, 246, 259, 329, 356, 357, 375, 376, 405, 406, 413
National Mississippi River Museum & Aquarium.....	37, 58, 158, 253, 388
National Night Out	246
National Police Woman Day	342
Natural Resource Conservation Service (NRCS)	95
Nature Everywhere Accelerator Community	272, 334
Neighborhood Associations	17, 121, 135, 246, 344, 356, 375, 480
Neighborly Software	245
Newt Marine Service	407
Newt Properties	252
Next Phase Bar	253, 418
Nia Neighborhoods Opportunity Zone Fund, LLC	397, 398, 411
Nine Seventeen (917) Motorsport LLC	70
Noel, Lavonne, Hospice of Dubuque Executive Director	376
Noll, Jerry	121
Noonan's Tap	71
North Grandview Avenue Pavement Rehabilitation Project	130, 151, 159, 218, 347
Northeast Iowa Area Agency on Aging, Inc.	177, 178
Northeast Iowa Community College's (NICC)	174
Northside Bar, Inc	33
Northstar Stella Award	358
NovusAgenda	26, 173

O

Oak View Group	96
Odor Abatement	14, 69, 86
Office of Community Impact	388, 389
Officer Involved Shooting Procedures	28
Oglesby, Diane	376
Old Chicago Pizza and Taproom	104
Old Highway Road Water Main Connection Loop 2023 Project	2
Old Mill Road Lift Station and Force Main Project	179, 216, 229, 257, 261, 328, 336, 350, 373, 379
Olds, Molly	156
Olive Garden Italian Restaurant	104

Oltmanns, Natalie	29
Oolong Asia Cuisine	182
Ordinance No.	
01-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, By Amending Articles 16-5-14 C-4 Downtown Commercial and 16-5-15 C- 5 Central Business, by adding Mini-Warehouse below the first floor only to the list of permitted uses.....	13
02-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1646 Asbury Road from C-2 Neighborhood Shopping Center District to C-3 General Commercial District	33
03-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at Airborne Road (PIN 1506200016) from AG Agriculture to HI Heavy Industrial.....	34
04-24 Correcting and Amending Ordinance No. 30-23-A, 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 IA., 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 U to the Division of Revenues.....	39
05-24 Correcting and Amending Ordinance No. 4-24, 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 V to the Division of Revenues.....	48
06-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property from C-3 General Commercial to C-4 Downtown Commercial	73
07-24 Amending Title 16 of the City of Dubuque Code of Ordinances Unified Development Code by Rescinding Ordinance No. 82-04 Which Provides Regulations for the PUD Planned Unit Development District with a Planned Commercial Designation and now being amended to modify the list of permitted uses to include Pet Daycare or Grooming.....	74
08-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property from R-1 Single-Family Residential to R-2 Two-Family Residential	106
09-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by Amending Articles 16-5-3-5 (R-1), 16-5-4-5 (R-2a), 16-5-5-5 (R-3), 16-5-6-5 (R-4), 16-5-7-5 (Or), 16-5-8-5 (OS), 16-5-9-5 (OC, 16-5-10-5 (C-1), 16-5-11-2 (C-2), And 16-5-13-5 (C-3) by Removing the Off-Street Parking Requirement for properties located within the Jackson Park and Cathedral Historic Districts	106
10-24 Establishing City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 1 Water Use and Service, Article C Rates, Section 13-1C-1(A) Fixing Water Rates for Residential, Commercial, Industrial, and all other uses.....	109
11-24 Establishing City of Dubuque Code of Ordinances Title 13 Public Utilities Chapter 1 Water Use & Service, Article C Rates Section 13-1C-2 Fixing Water Rates for Fire Sprinkler Service	110
12-24 City of Dubuque Code of Ordinances Title 13 Public Utilities, Chapter 2 Sewers and Sewage Disposal, Article C Rates, Section 13-2C-3 rates established for Fiscal Year 2025	111
13-24 Amending City of DBQ Code of Ordinances Title 13 Public Utilities, Chapter 6 Solid Waste	111
14-24 Amending City of Dubuque Code Section 13-4-5 (D) SFU Rate, Charges; Utility Revenues.....	118
15-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1100 Lincoln Avenue from R-2A Alternate Two-	

Family Residential District and C-1 Neighborhood Shopping Center District To R-3 Moderate Density Multi-Family Residential District.....	149
16-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property from Planned Unit Development with PR-Planned Residential Designation to C 3 General Commercial District.....	149
17-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at the Terminus of Millstone Drive (1016329042) from R-1 Single-Family Residential District to R-3 Moderate Density Multi-Family Residential District with conditions as established in the attached Memorandum of Agreement	184
18-24 Amending Title 16 of the Unified Development Code of the City of Dubuque Code of Ordinances by reclassifying hereinafter described property from R-1 Single-Family Residential and R-3 Moderate Density Multi-Family Residential to PUD Planned Unit Development District with PR Planned Residential Designation and adopting a Conceptual Development Plan.....	185
19-24 Amending Title 16, the Unified Development Code of the City of Dubuque Code of Ordinances by rescinding Ordinance 80-03 which provides regulations for a PUD Planned Unit Development District with a PC Planned Commercial Designation at 555 John F Kennedy Road and adopting an amended PUD Ordinance to allow for additional signage, reduced parking requirements, and increased ground floor leasable area	187
20-24 Amending City of Dubuque Code Title 12 Airport, Chapter 4 Airport Commission	195
21-24 Amending City of Dubuque Code Title 12 Airport, Chapter 6 Airport Zoning Board of Adjustment	195
22-24 Amending City of Dubuque Code Title 12 Airport, Chapter 5 Airport Zoning Commission	195
23-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 8 Arts and Cultural Affairs Advisory Commission	195
24-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 7 Board of Library Trustees	195
25-24 Amending City of Dubuque Code Title 14 Building and Development, Chapter 1 Building Codes, Article A Building Code and Regulations, Section 14- 1A-6 Building Code Advisory and Appeal Board.....	195
26-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 11 Cable Television Commission	195
27-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 4 Civic Center Advisory Commission.....	195
28-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 2 Civil Service Commission	195
29-24 Amending Dubuque Code of Ordinances Title 2 Boards & Commissions, Chapter 5 Housing Agency & Community Development Commissions, Article C Community Development Advisory Commission	195
30-24 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights, Chapter 2 Equity and Human Rights Commission	195
31-24 Amending City of Dubuque Code Title 16 Unified Development Code, Chapter 10 Historic Preservation Commission Applications and Procedures, Section 16- 10-1 Historic Preservation Commission	195
32-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J- 7 Housing Appeals and Mediation Board	195
33-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 5 Housing Agency and Community Development Commissions, Article B Housing Commission.....	195
34-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 5 Housing Agency and Community Development Commissions, Article D Trust Fund Advisory Committee	195
35-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 3 Investment Oversight Advisory Commission	195
36-24 Amending City of Dubuque Code of Ordinances Title 15 Planning and Zoning, Chapter 2 Long Range Planning Advisory Commission	195
37-24 Amending City of Dubuque Code of Ordinances Title 10 Public Ways and Property, Chapter 5 Parks and Recreation, Article A Administration, Section 10-5A-2 Park and Recreation Advisory Commission.....	195
38-24 Amending City of Dubuque Code of Ordinances Title 2 Boards and Commissions, Chapter 6 Resilient Community Advisory Commission	195
39-24 Amending City of Dubuque Code Title 5 Transit System, Chapter 1 Transit Advisory Board.....	195

40-24 Amending City of Dubuque Code of Ordinances Title 16 Unified Development Code, Chapter 9 Zoning Advisory Commission Applications and Procedures, Section 16-9-1 Zoning Advisory Commission	195
41-24 Amending City of Dubuque Code of Ordinances Title 16 Unified Development Code, Chapter 8 Zoning Board of Adjustment Applications and Procedures	196
42-24 Amending City of Dubuque Code Title 14 Building and Development, Chapter 5 Historic Buildings	221
43-24 Amending City of Dubuque Code of Ordinances Section 10-1-2: Sidewalk Installation and Repair Deleting Liability of the Abutting Property Owner for Failure to Repair Sidewalks	222
44-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by amending Article 16-2-3 (Definitions) by adding a definition of Off-Premise Parking Lot and by amending Articles 16-5-11 C-2 Neighborhood Shopping Center and 16-5-13 C-3 General Commercial by adding Off-Premise Parking Lot as an accessory use	230
45-24 Providing That General Property Taxes Levied and Collected Each Year on all Property Located Within the Mount Pleasant Place Housing Urban Renewal Area, in 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 said Mount Pleasant Place Housing Urban Renewal Area	244
46-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 8301 Seippel Court from CS Commercial Service and Wholesale District to C-3 General Commercial District	256
47-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located along Peru Road between Walker and Toledo Street (Pins 1012183002, 1012183005, 1012183008, and 1012183007) from R-3C Moderate Density Multi-Family Residential District with Conditions to R-3 Moderate Density Multi-Family Residential District	256
48-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 595 Cedar Cross Road from R-1 Single-Family Residential District to CS Commercial Services and Wholesale District	257
49-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J- 2 International Property Maintenance Code Amendments	277
50-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article F Fire Code and Regulations, Section 14-1E-2 International Fire Code Amendments	278
51-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article B Residential Code, Section 14-1B-2 International Residential Code Amendments	279
52-24 Amending Ordinance No. 8-22, as amended, providing that general property taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, by adding the Roosevelt Street Subarea to the division of revenues	280
52-24-A Amending Ordinance No. 8-22, As Amended, Providing that General Property Taxes Levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, to correct the Title of Ord. No. 52-24 by removing certain property from the division of revenues	428
53-24 Amending Ordinance No. 52-24, as amended, providing that general property taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, by adding the Roosevelt Street Subarea to the division of revenues	303
53-24-A Amending Ordinance No. 52-24-A, As Amended, providing that General Property Taxes levied and collected each year on all property located within the Greater Downtown Urban Renewal District 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 Urban Renewal Plan for the Greater Downtown Urban Renewal District, to correct the Title of Ord. No. 53-24 by adding the Hawthorne Street and Locust Street Subareas to the division of revenues.....	452
54-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 27 Locust Street (PIN 1025426011 and 1025426022) from C-3 General Commercial District to C-4 Downtown Commercial District	338
55-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1090 Radford Road (per exhibit a) from CS Commercial Service District to R-3 Moderate Density Multi- Family Residential District.....	339
56-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 1142 University Avenue from C-2 Neighborhood Shopping Center District to R 2 Two-Family Residential District	339
57-24 Amending City of Dubuque Code of Ordinances Title 9 Motor Vehicles and Traffic, Chapter 7 Operation, Division 5 Speed Restrictions, Section 9-7-321.285 Limits Generally	343
58-24 Amending City of DBQ Code of Ordinances Title 14 Building & Development, Chapter 2 Building Construction, Demolition and Moving, Section 14-2-4 Moratorium for Construction or other work on certain sts., areas, facilities by adding Section B Off Premises Sign Study Area	355
59-24 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter Described Property located at 1000 Cedar Cross Road from CS Commercial Service and Wholesale District To C-3 General Commercial District.....	372
60-24 Amending City of Dubuque Code of Ordinances Title 14 Building and Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-2 International Property Maintenance Code Amendments	387
61-24 Amending City of Dubuque Code of Ordinances Title 8 Equity and Human Rights, Chapter 2 Equity and Human Rights Commission	403
62-24 Amending City of Dubuque Code of Ordinances Title 7 Police, Fire and Public Safety, Chapter 6 Animal Control, Article A Miscellaneous Provisions, Section 7-6A-2 Restrictions on Maintaining Livestock.....	427
63-24 Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-3 Rental Licenses	477
Origin Design Co.	23, 86, 239, 394
Orwoll, Greg, DuRide Inc Executive Director	93
Ostrom Painting & Sandblasting, Inc.	193, 218
Otterbeck, Matt	156
Outside the Lines Art Gallery	344

P

Paisley, Jessica	96
Paradiso, Justine	389
Paratransit Buses	181
Park and Recreation Advisory Commission	3, 19
Membership	184, 221
Minutes.....	59, 83, 121, 224, 262, 376, 406, 414
Parking Access and Revenue Control System (PARCS).....	38, 279
Parking System Loan Agreement	See Loan Agreements

Paro Food Mart.....	104, 163
Parsons Transportation Group, Inc.....	31
Partners for Places (P4P)	64
Patzner, Troy, City Assessor	14
Pavement Marking Project	150, 155, 167, 193, 218
Payment Card Industry (PCI).....	346
Peace Officers Memorial Day	155
Peerless Well & Pump.....	328, 366
People Associated with Lincoln School (PALS)	359, 362
Pepper Sprout, Inc	395
Perry High School.....	See High School Shooting
Pet Daycare.....	73
Pet Licensing	417
Petco, John	76
Peterson, Ryan, RDG Planning & Design	27, 224, 233
Pete's Thai Kitchen, LLC	253
Petition to Vacate	367, 383
Phoenix Theatres	71
Pickett Street Rehabilitation Project.....	217, 228, 237
Pink Clouds Smoke Shop.....	72, 183, 367
Pinseekers Dubuque Operations, LLC	391
Pinseekers Dubuque RE, LLC.....	391
PinSeekers facility	401
Pioneer's Rest Area	182
Pizza Ranch Place.....	227
PL84-99 Rehabilitation.....	235
Planned Unit Development (PUD)	27, 73
Plastic Center, Inc	168, 171
Plat of Survey	
Arthofer's Skyline Addition	226
Humke Place	8
Lot 186A Finley's Addition	364
Middle Fork Second Addition	365
Oberbroeckling Subdivision No. 3.....	181
Pechous Place	70
Plaza 20 No. 9	227
Splendid Valley Estates	103
Pledge Agreement	95
Plumley, Sandy	121
Police Department CALEA Accreditation	258
Pork Tornado.....	8
Port of Dubuque Marina	71
Porter, Bryan.....	76
Portzen Construction, Inc.	427
Posh Lounge	104
Powers, Richard	251
Pre-annexation Agreement	
10270 Key West Dr.	349
10675 Key West Dr	349
10684 Key West Dr.	238
13828 Old Highway Rd.....	8, 9
9762 O'Rourke Dr	9
Precision Policing Center (PPC)	374
Pregler, Steve, Dubuque Trees Forever	94

Pregler, Walt, former Dubuque Mayor.....	210
Premier Bank	60, 252
Presentation Lantern Center	177, 178
PRICE Grant Application.....	135, 155, 156, 157
Pride Family Festival	173
Private Lead Service Line Replacement Pilot Program	23, 242, 341
Proclamations	
AmeriCorps Week.....	68
Apples for Students Months	137
Arbor Day.....	94
Arts and Humanities Month	346
Building Safety Month	121
Community Development Week.....	82
Community Planning Month.....	346
Days of Peace and Nonviolence	262
Domestic Violence Awareness Month	346
Dubuque Climate Action Day.....	358
Dubuque YP Days of Caring	82
Dubuque's Read Across America Day	29
Eradication of Generational Poverty Day.....	406
Extra Mile Day.....	358
Hispanic Heritage Month	262
Honey Bee Day.....	68
Hospice and Palliative Care Month.....	376
Human Slavery and Human Trafficking Prevention Month	1
Irish American Heritage Month	59
Jewish American Heritage Month.....	137
Juneteenth National Independence Day	175
Junior Achievement Day	82
LGBTQ+ Pride Month	137
Lights On Afterschool Week	358
Mental Health Month	121
Nathaniel and Charlotte Morgan Peace Week	262
National Cities, Towns, and Villages Month	121
National Eating Disorder Awareness Week	29
National Health Center Week	233
National Lead Poisoning Prevention Week.....	358
National League of Cities Centennial Day.....	376
Neighborhood Association Recognition.....	121
Pancreatic Cancer Awareness Day.....	376
Preservation Month.....	121
Public Service Recognition Week.....	121
Public Works Week	121
RAM Female Student-Athletes Golden Jubilee Celebration	7
Ric Jones 50 Years of Service Recognition	121
Saint 4 Life Foundation - Fighting Saints Alumni Celebration	82
Salvation Army Week.....	121
Sexual Assault Awareness Month	82
Small Business Saturday	389
Summer Learning Week.....	137
The 150th Anniversary Year of the Sisters of the Presentation	376
The 35th Anniversary of The Dubuque Branch of the NAACP	389
The University of Dubuque Aviation Day	251
Trick or Treat Night.....	358

Upper Mississippi River Wildlife and Fish Refuge Day	158
Veterans of Foreign Wars 125th Birthday	358
Veterans of Foreign Wars Post 508 Recognition	224
Walk, Bike, and Roll to School Day	121
Project HOPE.....	57, 120, 176
Property Acquisition	18, 46, 55, 69, 83, 85, 235, 268, 377, 378, 417
Property Maintenance Code.....	276
Property Tax Appeals	176, 214, 391, 415
Property Taxes.....	39, 48, 244, 280, 303, 428, 452
Public Housing Authority (PHA)	23, 88, 89, 385
Public Information Board.....	76
Public Safety Citizen Lifesaving Award.....	59, 358
Public, Educational, and Government (PEG).....	17, 415
Puccio, Scott	121, 122
Purchase Agreement	2, 18, 84, 180, 217, 420
Purchase of Services	81, 176, 177, 178, 179
Pyrotechnics Permit.....	See Fireworks Permit

Q

Q Casino & Resort.....	104, 163, 173, 214, 232, 335, 413
Q2	123
Qassebji, Kimberly and Adam	156
Quit Claim Deed.....	85, 86, 384
QWEST Corporation Property.....	124

R

Rabbit Hollow Nature Conservancy, Inc	60, 179, 180, 216, 217, 350
Radford Road Real Estate, LLC.....	227
Radio Dubuque, Inc.	160
Raecker, Scott, Robert D. and Billie Ray Center Executive Director	251
Rahe, Keith, Travel Dubuque President and CEO.....	16
Railroad	
Bridge.....	333
Burlington Northern Santa Fe Corporation (BNSF)	154
Canadian and Iowa Northern Railway	95
Canadian National Railway (CN)	154, 155
Canadian Pacific Kansas City Railroad (CPKC)	90, 154, 155, 172, 349
Chicago, Central & Pacific Railroad	41, 50, 158, 281, 288, 305, 430, 437, 454, 461
Crossing, 15 th Street.....	349
Intersections	37
Overpass at 14 th Street Project.....	26, 221, 261
Quiet Zone	37, 154, 173
Sanitary Interceptor Crossing Project	142
Rainey, Aaron, Five Flags Civic Center General Manager	373
RAISE Infrastructure Grant	19, 37, 221, 223
Ranguette, Ryan	401
Rates	See Fee Increases
Raymond Place, 410 and 414.....	70
RDG Planning & Design.....	143, 224, 233, 425
Red Robin America's Gourmet Burgers & Spirits	335
ReEvolution Farms	96
Regional Airport.....	80

Rental License Cycle.....	477
Resilient Community Advisory Commission	
Membership	354, 371, 401, 409
Minutes.....	59, 94, 251, 262, 358, 376, 414
Resolution No.	
001-24 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	1
002-24 Approving a Purchase Agreement between the City of Dubuque and Dubuque Community School District for Purchase of Rights of Way and Easement along Althausen Street and Eagle Street as part of Althausen Street Watermain and Sanitary Sewer Reconstruction Project.....	2
003-24 Accepting Public Improvement Contract for the Old Highway Road Water Main Connection Loop Project 2023.....	2
004-24 To fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$3,200,000	3
005-24 Approving Lease between the City of Dubuque & Dubuque Childcare Collaborative, LLC.....	5
006-24 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	7
007-24 Authorizing the Housing and Community Development Director and the City Manager to Approve the Award of Local Housing Trust Funds from the Iowa Finance Authority.....	8
008-24 Approving the Plat of Survey for Humke Place in the City of Dubuque, IA.	8
009-24 Approving a Pre-Annexation Agreement between the City of DBQ, IA. and Janet Siegert.....	9
010-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and the Iowa Department of Transportation	9
011-24 Accepting a Grant of Easement for Water Main Utility Across Part of Lot 2 of Lot 13 in Kerrigan Road Heights in Table Mound Township, Dubuque County IA.	9
012-24 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.....	10
013-24 Authorizing and Directing the City Manager to prepare an Amended and Restated Urban Renewal Plan Version 2024.1 for the Dubuque Industrial Center Economic Development District, setting a date for the Public Hearing, and directing the consultation process on the proposed Amended and Restated Urban Renewal Plan Version 2024.1 for said district.....	10
014-24 Authorizing and Directing the City Manager to prepare an Amended and Restated Urban Renewal Plan Version 2024.2 for the Dubuque Industrial Center Economic Development District, setting a date for the Public Hearing, and directing the consultation process on the proposed Amended and Restated Urban Renewal Plan Version 2024.2 for said district.....	11
015-24 Taking Additional Action on Proposal to Enter into a Sewer Revenue Loan and Disbursement Agreement	13
016-24 Approving the Schmitt Island Management Agreement between the City of Dubuque and the Schmitt Island Development Corporation.....	14
017-24 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.....	17
018-24 Authorizing the City Manager and the City Attorney to settle claims by and against the City.....	17
019-24 Accepting Public Water Distribution System Improvements in Wildflower Ridge Subdivision # 4, in the City of Sageville and in Dubuque County, IA.....	18
020-24 Approving the Offer to Buy Real Estate and Acceptance for the Acquisition of Real Property owned by Faith Temple United Pentecostal Church by the City of Dubuque.....	18
021-24 Approving Professional Services Consultant Contract with AECOM Technical Services, Inc. to complete Phase I (Concept Design / Preliminary Design / NEPA / Public Involvement) to advance development for Rebuilding America's Infrastructure with Sustainability and Equity (RAISE) Infrastructure Planning Grant for project entitled	19
022-24 Adopting the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant (CDBG) Annual Action Plan Amendment #2 Non-Substantial Amendment	19
023-24 Adopting the Dubuque County Multi-Jurisdictional Local Hazard Mitigation Plan.....	20

024-24 Setting a public hearing to amend the Radford Road Urban Revitalization Area Plan	21
025-24 Setting a public hearing to amend the Alta Vista Urban Revitalization Area Plan	21
026-24 Setting a public hearing to amend the Bies Drive Urban Revitalization Area Plan	22
027-24 Setting a public hearing to amend the Plaza Drive Urban Revitalization Area Plan	22
028-24 Setting a public hearing to amend the Dubuque Urban Revitalization Area Plan	22
029-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program: Preliminary Approval of an Environmental Review as provided by SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program and ordering the advertisement for public notice	23
030-24 Setting a Public Hearing to review and approve the Public Housing Authority Federal Fiscal Year 2024 Annual Plan.....	24
031-24 Setting Public Hearing to review & approve Public Housing Authority's Administrative Plan.....	24
032-24 Approving the increase in fees for the rental license and inspection program	25
033-24 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	29
034-24 Approving an Agreement by and among the Iowa Economic Development Authority, Dubuque Main Street, Ltd. and the City of Dubuque providing for the Dubuque Main Street Program in the City of Dubuque	30
035-24 Approving property tax abatement applications submitted by property owners in urban revitalization areas and authorizing the transmittal of the approved applications to the City Tax Assessor	30
036-24 Approving Consultant Professional Services - Supplemental Agreement No. 1 between the City of Dubuque and Parsons Transportation Group, Inc. for the Smart Traffic Routing with Efficient and Effective Traffic System (STREETS) Project	31
037-24 Authorizing the City Manager to appoint City Staff Representatives to the Catfish Creek Watershed Management Authority Board of Directors	32
038-24 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.....	32
039-24 Approving the Amended and Restated Urban Renewal Plan, Version 2024.1, for the Dubuque Industrial Center Economic Development District.....	34
040-24 Approving the Amended and Restated Urban Renewal Plan, Version 2024.2, for the Dubuque Industrial Center Economic Development District.....	35
041-24 Approving the adoption of an Amended Urban Revitalization Plan for the Radford Road Urban Revitalization Area	36
042-24 Approving the adoption of an Amended Urban Revitalization Plan for the Alta Vista Urban Revitalization Area	36
043-24 Approving the adoption of an Amended Urban Revitalization Plan for the Dubuque Urban Revitalization Area	36
044-24 Approving the adoption of an Amended Urban Revitalization Plan for the Bies Drive Urban Revitalization Area	36
045-24 Approving the adoption of an Amended Urban Revitalization Plan for the Plaza Drive Urban Revitalization Area	36
046-24 Authorizing the filing of a grant application with the U.S. Department of Transportation (USDOT) for a RAISE Infrastructure Implementation Grant to assist with funding for proposed improvements to construct specific elements of the Building Bridges to Employment and Equity (B2E2) Project	37
047-24 Authorizing the execution of an Economic Development Assistance Contract by and among McCoy Group, Inc., the City of Dubuque, IA., and the Iowa Economic Development Authority	39
048-24 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	59
049-24 Naming Depositories	60
050-24 Accepting a Grant of Easement for storm sewer utility through, under and across part of Lot 2 of Rabbit Hollow Place # 5, in the City of Dubuque, IA.	60
051-24 Accepting the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT Project TAP-U- 2100-703-8I-31 and authorizing the payment of the contract amount to the contractor	61

052-24 Adopting the Final Assessment Schedule for the 2022 John F. Kennedy Road Sidewalk Installation Project - Iowa DOT PROJECT TAP-U-2100-703-8I-31	61
053-24 Accepting the Seippel Road Water Main Relocation Project and authorizing the payment to the contractor	63
054-24 Authorizing the Mayor to execute an application for the National Park Service Outdoor Recreation Legacy Partnership Program Grant and authorizing the Leisure Services Director and the City Manager to approve the application	65
055-24 Setting a Public Hearing on the Proposed Fiscal Year 2025 Tax Rate and Dollars and Taxpayer Statements.....	66
056-24 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	68
057-24 Approving a First Amendment to Development Agreement by and Between the City of Dubuque, IA., and Farley & Loetscher, LLC.....	69
058-24 Approving the Acquisition Plat of Lot 1A of Adams company's 5 th Addition, in the City of DBQ, IA	69
059-24 Approving the Simple Subdivision Plat of Pechous Place, Dubuque, IA.	70
060-24 Approving an Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque	70
061-24 Approving a Grant Agreement by and between the City of Dubuque, IA. and 917 Motorsport LLC for the Redevelopment of 243 W 10th Street.....	70
062-24 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.....	71
063-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	71
064-24 Fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on the proposed Development Agreement by and between the City of Dubuque, IA. and CBDC, LLC, including the proposed issuance of Urban Renewal Tax Increment Revenue Grant Obligations to CBDC, LLC, and providing for the publication of notice thereof	72
065-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program - Approval of an Environmental Review as provided by SRF's Department of Natural Resources for Private Lead Service Line Replacement Pilot Program	76
066-24 Approving the release of Historic Real Estate Filings related to Dubuque Racing Association and Q Casino as they have either been exhausted, satisfied, amended, or superseded by subsequent documents and make creating an abstract and title opinion related to financing improvements intended by Dubuque Racing Association on Chaplain Schmitt Island more cumbersome and difficult and consenting to the removal of such filing from the abstract.....	78
067-24 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	83
068-24 Approving the acquisition of real estate owned by Ace Construction-Dubuque, L.L.C. by eminent domain and establishing the fair market value of the real estate	83
069-24 Accepting a Grant of Public Utility Easement and Dedications of Right of Way along Althausen Street and Eagle Street as part of the Althausen Street Watermain and Sanitary Sewer Reconstruction Project, in the City of Dubuque, IA.....	84
070-24 Accepting the 2023 Maintenance Dredging Project & Authorizing Final Payment to Contractor	85
071-24 Accepting Quit Claim Deed from State of Iowa, Iowa Department of Transportation for Lot A, Lot 4, and Lot 5 of Weber Acres 2nd Addition, Dubuque County, IA.....	85
072-24 Accepting Quit Claim Deed from State of Iowa, Iowa Department of Transportation for Lot B Isaac Hanna 2nd Addition, Dubuque County, IA.....	86
073-24 Intent to dispose of an interest in real property through an amendment to the existing lease agreement with the Dubuque Racing Association, LTD. and approving an amendment to the leasehold mortgage between the Dubuque Racing Association, LTD and MidWestOne Bank	87
074-24 2024 Maintenance Dredging Project No. 1: 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	87

075-24 Approving the revision of the Public Housing Authority (PHA) Administrative Plan for the Housing Choice Voucher Program	88
076-24 Authorizing the Mayor to execute the Certification by State or Local Office of Public Housing Agency Plan's consistency with Consolidated Plan & approval of PHA 2024 Annual Plan	89
077-24 Approving a Development Agreement by and between the City of Dubuque, IA. and CBDC, LLC, including the issuance of Urban Tax Increment Revenue Obligations.....	89
078-24 Setting the Date for the Public Hearing on the Fiscal Year 2025 Budget	91
079-24 Setting the Date for the Public Hearing on the Five-Year Capital Improvement Program for Fiscal Years 2025 Through 2029 for the City of DBQ for the City of DBQ, and set the public hearings for April 15, 2024 for a meeting to commence at 6	91
080-24 Disposing of an interest in real property through an amendment to the existing lease agreement with Dubuque Racing Association, LTD. and approving an amendment to the leasehold mortgage between Dubuque Racing Association, LTD and MidWestOne Bank.....	92
081-24 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	94
082-24 Pledging Support and up to \$25,000 In-Kind Local Matching Funds for the Dubuque Soil & Water Conservation District's Application for a \$825,000 U.S. Department of Agriculture Natural Resource Conservation Service Iowa Partners for Conservation Grant.....	95
083-24 Awarding Sustainable Dubuque Grant to the Boys and Girl Club of Greater Dubuque.....	96
084-24 Awarding Sustainable Dubuque Grant to Jessica Paisley.....	96
085-24 Awarding Sustainable Dubuque Grant to Mississippi River Revival, DBQ, Inc.	96
086-24 Awarding Sustainable Dubuque Grant to the Oak View Group	96
087-24 Awarding Sustainable Dubuque Grant to ReEvolution Farms	96
088-24 Awarding Sustainable Dubuque Grant to St. Marks Youth Enrichment	96
089-24 Awarding Sustainable Dubuque Grant to Dubuque Trees Forever.....	96
090-24 Authorizing the City Manager to execute an application for Jeffris Foundation Jeffris Heartland Fund Grant and authorizing the Leisure Services Director and the City Manager to approve the application	101
091-24 Approving an Iowa Land Recycling Program Environmental Covenant on property in the North Port of the Port of Dubuque in the City of Dubuque, IA.	102
092-24 Approving the First Amendment to Development Agreement by and Between the City of Dubuque, IA. and Switch Homes, LLC	102
093-24 Approving the Final Plat of Splendid Valley Estates, Dubuque County, IA.	103
094-24 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.....	103
095-24 Fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on the Proposed Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & Co., Inc., including the proposed issuance of Urban Renewal Tax Increment Revenue Grant Obligations to Woodward Communications, Inc.,	104
096-24 Intent to dispose of an interest in City of Dubuque real estate to Karl Williams, setting a time and place for hearing, and providing for the publication of notice thereof	105
097-24 Approval of plans, specifications, form of contract, and estimated cost for the 2024 Maintenance Dredging Project No. 1.....	107
098-24 Adoption of Budget and Certification of City Taxes	107
099-24 Adopting the City of Dubuque Fiscal Year 2025 Annual Budget	107
100-24 Adopting the City of Dubuque Five Year Capital Improvement Program	107
101-24 Rescinding Resolution No. 87-23, Establishing a Schedule of Development Services Fees, and adopting in lieu thereof a New Schedule of Development Services Fees as provided in Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code	109
102-24 Adopting the Five-Year Street Construction Program for Fiscal Years 2025 - 2029.....	118
103-24 Approving the demolition of historic and city owned property at 945 Bluff Street due to deterioration beyond repair	119
104-24 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.....	122

105-24 Extending the Maturity Dates of the City's Sewer Revenue Capital Loan Notes Anticipation Project Notes, Series 2021A-C.....	122
106-24 Accepting Public Improvement Contract for Burlington St. Water Main Improvement	123
107-24 Authorizing the Director of Housing and Community Development to execute the acceptance of the notice of award for the HUD Family Self-Sufficiency Program Grant	123
108-24 Award Public Improvement Construction Contract for 2024 Maintenance Dredging Project No. 1 ...	124
109-24 Accepting the Kerper Court and Kerper Boulevard Intersection Improvement Project and authorizing final payment to the contractor.....	124
110-24 Approving an agreement with QWEST Corporation for a grant of permanent signage easement over QWEST Corporation Property on JFK Road as part of the STREETS Project, in the City of Dubuque, IA.	125
111-24 Approving the Consultant Professional Services - Supplemental Agreement No. 1 between AECOM Technical Services, Inc. and City of Dubuque to complete land survey and replating of property along SW Arterial / US52 Corridor from US Highway 20 to US Highway 61 / 151	125
112-24 Adopting the Amendment of the Citizen Participation Plan for the Community Development Block Grant Program	126
113-24 Unused.....	126
114-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	126
115-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a development agreement by and between the City of Dubuque, IA. and Wilson House Apts, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto and providing for the publication of notice thereof	127
116-24 2024 Pavement Marking Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting date of public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids	128
117-24 Tamarack Sanitary Sewer Extension 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	128
118-24 Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment 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	129
119-24 Granger Creek Lift Station Improvements: 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	129
120-24 North Grandview Avenue Pavement Rehabilitation 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	130
121-24 Setting a public hearing for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project.....	131
122-24 Intent to dispose of an interest in City of Dubuque real estate to Timothy Johnson, setting a time and place for hearing, and providing for the publication of notice thereof	131
123-24 Setting the date for the public hearing on Amendment No. 2 to the Fiscal Year 2024 Budget for the City of Dubuque	132
124-24 Setting the date for a public hearing on Iowa DOT Consolidated Funding Application	132
125-24 Approving a Development Agreement by and among the City of Dubuque, IA., Woodward Communications, Inc., and WHKS & Co., Inc. 799 Main, LLC including the issuance of urban tax increment revenue obligations	133
126-24 Disposing of city interest in real property at 627 Rhomberg, in the City of Dubuque, IA.....	133
127-24 Setting a public hearing to solicit public input for City of Dubuque PRICE Grant Application to be submitted to U.S. Department of Housing & Urban Development by June 5, 2024.....	135
128-24 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.....	137
129-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by 799 Main, LLC	138

130-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Farley & Loetscher, LLC	138
131-24 Approving the Fourth Amendment to the Management Agreement between the City of Dubuque, IA. and ASM Global	139
132-24 Authorizing approval of the Final Plat of The Farm, in the City of Dubuque, IA	139
133-24 Accepting the Maus Park Lake Pump Station Culvert Repair Project and authorizing final payment to the contractor.....	142
134-24 Accepting the Upper Bee Branch Creek Restoration Railroad Sanitary Interceptor Crossing Project and authorizing final payment to the contractor.....	142
135-24 Awarding Public Improvement Contract for 2024 ADA Sidewalk Curb Ramp Project One	142
136-24 Awarding Public Improvement Contract for 2024 ADA Sidewalk Curb Ramp Project Two	143
137-24 Awarding Public Improvement Contract for the Catherine Street Storm Sewer Project.....	143
138-24 Approving Consultant Professional Services – Agreement Amendment No. 1 between the City of Dubuque and RDG Planning and Design for the Destination Iowa Schmitt Island Amphitheater Project ...	143
139-24 Approving the Preconstruction Funding Agreement (Agreement No. 2020-6-036) between the City of Dubuque and Iowa Department of Transportation for City Water Main Relocation and Storm Sewer Improvements associated with the completed US Highway 20 / Swiss Valley Road Interchange Project ..	144
140-24 Adopting the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan.....	145
141-24 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.....	145
142-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a First Amendment to Grant Agreement by and between the City of Dubuque, IA. and Forward Investments Group LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for the publication of notice	146
143-24 Setting a public hearing for a Subordination Agreement by and among Virtual Velocity, LLC, Dubuque Initiatives, Michael and Denise Erschen, and the City of Dubuque, IA. for interest in property located at 1199 Central Avenue	147
144-24 A resolution of necessity finding that certain areas to be included within the South Pointe Housing Urban Renewal Area meet the definition of an Economic Development Area under the Urban Renewal Law, and that development of said areas are necessary in the interest of the residents of the City of Dubuque, IA., and setting dates of hearing and consultation on a proposed Amended and Restated Urban Renewal Plan for said area	148
145-24 Approving a Development Agreement by and between the City of Dubuque, IA., and Wilson House Apts., LLC including the issuance of urban tax increment revenue obligations	149
146-24 Unused.....	149
147-24 Approval of plans, specifications, form of contract, and estimated cost for the Tamarack Sanitary Sewer Extension Project	150
148-24 Approval of plans, specifications, form of contract, and estimated cost for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project.....	150
149-24 Approval of plans, specifications, form of contract, and estimated cost for the Granger Creek Lift Station Improvement Project	150
150-24 Approval of plans, specifications, form of contract, and estimated cost for the North Grandview Avenue Pavement Rehabilitation Project	151
151-24 Approval of plans, specifications, and estimated cost for the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project	151
152-24 Disposing of City interest in real property at 2601 Jackson, in the City of Dubuque, IA.....	151
153-24 Amending the current budget for Fiscal Year Ending June 2024 (as last certified or amended on 10/16/2023).....	152
154-24 Authorizing the filing of a grant application with the U.S. Department of Transportation Federal Railroad Administration for a Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant to assist with funding for proposed safety, efficiency, and reliability improvements to at-grade railroad crossings in the City of Dubuque	154

155-24 2024 Pavement Marking Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting date of public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids, thus setting a public hearing for a meeting to commence at 6:30 p.m. on June 3, 2024 in the Historic Federal Building.....	155
156-24 Public hearing to solicit public input and City Council approval for City of Dubuque PRICE Grant Application to be submitted to U.S. Department of Housing and Urban Development by July 10, 2024 ...	156
157-24 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.....	158
158-24 Award Public Improvement Contract for North Grandview Ave. Pavement Rehabilitation Project ...	159
159-24 Awarding Public Improvement Contract for 2024 ADA Sidewalk Curb Ramp Project 3	159
160-24 Awarding Public Improvement Contract for 2024 ADA Sidewalk Curb Ramp Project 4	159
161-24 Awarding Equitable Community Grant to Hills & Dales Childcare Center	160
162-24 Awarding Equitable Community Grant to Red Basket Project.....	160
163-24 Authorizing approval of the Final Plat of South Pointe #2 in the City of Dubuque, IA.....	161
164-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	163
165-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and Millwork Flats, L.L.C., including the proposed issuance of urban renewal tax increment revenue obligations relating thereto and providing for the publication of notice thereof	164
166-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on the First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C., including the proposed reimbursement of South Pointe, L.L.C. for certain infrastructure improvements with urban renewal tax increment revenue and providing for the publication of notice thereof.....	165
167-24 Seippel Road Water Main Lowering 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	165
168-24 Approving a First Amendment to Grant Agreement by and between City of Dubuque, IA. and Forward Investments Group LLC, including proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for publication of notice thereof	166
169-24 Approving a Subordination Agreement by and among Virtual Velocity, LLC, Dubuque Initiatives, Michael and Denise Erschen, and the City of Dubuque, IA. for interest in property located at 1199 Central Avenue	167
170-24 Approval of plans, specifications, form of contract, and estimated cost for the 2024 Pavement Marking Project.	167
171-24 Adopting a Master Plan Update for the Historic Millwork District	168
172-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Millwork Flats, L.L.C.....	168
173-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Miller Companies.....	168
174-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Corridordbq, LLC.....	168
175-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Dubuque Initiatives	168
176-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Plastic Center, Inc	168
177-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by JB Lofts, LLC	168
178-24 Supporting the submission of an Iowa Economic Development Authority (IEDA) application to the Workforce Housing Tax Credit Program by Wilson House Apts, LLC	168
179-24 Authorizing to permanently close the 15 th Street railroad at-grade crossing.....	172
180-24 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.....	175
181-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Four Mounds Foundation	176

182-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Four Oaks Family and Children's Services	176
183-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Iowa Legal Aid	177
184-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Northeast Iowa Area Agency on Aging, Inc.	177
185-24 Authorize execution FY25 Purchase of Services Grant Agreement to Presentation Lantern Center ...	177
186-24 Authorize execution FY25 Purchase of Services Grant Agreement to St. Mark Youth Enrichment	177
187-24 Authorizing execution of FY25 Purchase of Services Grant Agreement to Waypoint	177
188-24 Authorizing the First Amendment to the CDBG Subrecipient Agreement between the City of Dubuque and Catholic Charities of the Archdiocese of Dubuque	179
189-24 Approving an Agreement by and between the City of Dubuque, IA. and Rabbit Hollow Nature Conservancy, Inc. for the Grant of Easements for Sanitary Sewer Utility and Sanitary Sewer Access for the Old Mill Rd. Lift Station Project.....	179
190-24 Approving a Purchase Agreement between the City of Dubuque, Rabbit Hollow Nature Conservancy, Inc. and Iowa Natural Heritage Foundation and authorizing the acceptance of the deed to certain real estate in Dubuque County, IA.	180
191-24 Accepting the Althaus St. Retaining Wall Repair Project and authorizing final payment to the contractor	180
192-24 Approving the Final Plat of Oberbroeckling Subdivision No. 3, Dubuque County, IA.	181
193-24 Establishing the schedule of rates for disposal of private hauled waste to Water & Resource Recovery Center as provided for in 13-2B-8(F) of City of Dubuque Code of Ordinances	181
194-24 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.....	182
195-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	183
196-24 Approving the Amended and Restated Urban Renewal Plan Version 2024.1, for the South Pointe Housing Urban Renewal Area	189
197-24 Approving the Extension Agreement by and Among the City of Dubuque, IA., Dubuque County, IA., and the Dubuque Community School District for the Division of Revenue for the South Pointe Housing Urban Renewal Area	189
198-24 Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and South Pointe, L.L.C., including the proposed reimbursement of South Pointe, L.L.C. for certain infrastructure improvements with Urban Renewal Tax Increment Revenue	190
199-24 Approving a Development Agreement by and between the City of Dubuque, IA., and Millwork Flats, L.L.C. including the issuance of Urban Tax Increment Revenue Obligations	191
200-24 Approval of plans, specifications, form of contract, and estimated cost for the Seippel Road Water Main Lowering Project.....	191
201-24 Approval of Consolidated Funding Application to Iowa DOT.....	192
202-24 Awarding Public Improvement Contract for the 2024 Pavement Marking Project	193
203-24 Awarding Public Improvement Construction Contract Tamarack Sanitary Sewer Extension Project ..	193
204-24 Awarding Public Improvement Construction Contract for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project	193
205-24 Award Public Improvement Construction Contract Granger Creek Lift Station Improvement Project	194
206-24 Awarding the Public Improvement Construction Contract for the Eagle Valley, Westbrook, and English Ridge Subdivision Park Development Project	194
207-24 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	211
208-24 Authorizing the Chief Financial Officer to make the Appropriate Interfund Transfers of Sums and Record the Same in the Appropriate Manner for the FY 2024 for the City of Dubuque, IA	212
209-24 Awarding Public Improvement Contract for Seippel Road Water Main Lowering Project	214
210-24 Approving a Federal Emergency Management Agency Pre-Disaster Mitigation Grant Application Construction of the Dubuque Flood Mitigation Gates and Pumps Project and Establishing Authorized City Representatives as Required to Submit the Application	214

211-24 Local Match for Hazard Mitigation Assistance Program	214
212-24 Approving the Consultant Professional Services - Supplemental Agreement No. 2 Between HDR Inc. and the City of Dubuque for the East-West Corridor Capacity Improvements.....	215
213-24 Approving an Amended Federal-Aid Swap Funding Agreement (6-19-STBG-SWAP-040-A) with the Iowa Department of Transportation for the Development and Advancement of East-West Corridor Capacity Improvements	216
214-24 Accepting a Grant of Permanent Embankment Easement through, under and across Part of Lot 1 of the Subdivision of Mineral Lot 513, Lot 1 of Lot 1 of Mineral Lot 507, and.....	216
215-24 Accepting the Grant of Easements from Rabbit Hollow Nature Conservancy, Inc	216
216-24 Accepting the Deed from Rabbit Hollow Nature Conservancy, Inc. to Certain Real Estate in Dubuque County, IA.	217
217-24 Awarding Public Improvement Construction Contract for Pickett St. Rehabilitation Project.....	217
218-24 Setting a Public Hearing for the Jefferson Park Retaining Wall Project	218
219-24 Locust Street Parking Ramp Repairs 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.....	218
220-24 Resolution of Necessity Finding that Certain Property in and Near Mount Pleasant Place Subdivision is an Economic Development Area and that the Development of said area is Necessary in the Interest of the Residents of the City of Dubuque, IA., and Setting a Date for Hearing on a Proposed Urban Renewal Plan For Said District.....	219
221-24 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.....	225
222-24 Authorizing the Chief Financial Officer to make the appropriate interfund transfers of sums and record the same in the appropriate manner for the FY 2024 for the City of Dubuque, IA.....	225
223-24 Approving the Plat of Survey Arthofer's Skyline Addition 2, in the City of Dubuque, IA	226
224-24 Approving the Plat of Survey of Plaza 20 No. 9, in the City of Dubuque, IA.	227
225-24 Accepting a Grant of Public Sanitary Sewer Easement through, under and across parts of Lots 1-2 and 2-2 of Pizza Ranch Place, in the City of Dubuque, IA	227
226-24 Approving an Agreement between the City of Dubuque, IA. and Dubuque Housing, LLC	227
227-24 Approving the Petition and Waiver Agreements for Pickett St. Rehabilitation Project.....	228
228-24 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.....	228
229-24 Old Mill Lift Station and Force Main Project – Phase I: 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	229
230-24 Approval of plans, specifications, form of contract, and estimated cost for the Locust Street Parking Ramp Repairs Project.....	230
231-24 Approval Of plans, specifications, and estimated cost for the Jefferson Park Retaining Wall Replacement Project.....	230
232-24 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.....	234
233-24 Authorizing the Chief Financial Officer to Make the Appropriate Interfund Transfers of Sums and Record the Same in the Appropriate Manner for the FY 2024 for the City of Dubuque, IA	234
234-24 Adopting the Fiscal Year 2024 (Program Year 2023) Community Development Block Grant (CDBG) Annual Action Plan Amendment #3 Non-Substantial Amendment	235
235-24 Accepting a Grant of Storm Water Detention Basin Access Easement through, over and across part of Lot 2 of Cedar Ridge Farm Place # 10, in the City of Dubuque, IA	235
236-24 Accepting a Grant of Easement for Water Main Utility through, over and across part of Lot 2 of Callahan Place, City of Dubuque, IA.....	236
237-24 Award Public Improvement Construction Contract 2024 Airport ADA Ramp Replacement Project ...	236
238-24 Accepting the Pickett Street Rehabilitation Project and Authorizing the Payment of the Contract Amount to the Contractor	236
239-24 Adopting the Final Assessment Schedule for the Pickett Street Rehabilitation Project	236

240-24 Awarding Public Improvement Contract for Locust St. Parking Ramp Repairs Project.....	237
241-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and David and Randa Chesney and Kellhoff Properties, LLC	238
242-24 Awarding the Public Improvement Construction Contract for the Jefferson Park Retaining Wall Replacement Project.....	238
243-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	239
244-24 Construction of a single-family home on a City-owned infill lot located at 2527 Washington St., setting a time and place for Hearing, and providing for the publication of Notice	239
245-24 Well No. 7 Rehabilitation Project 2024 – Phase 2 - 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	240
246-24 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan, Version 2024.1, for the Greater Downtown Urban Renewal District and setting the date for a public hearing and consultation on the proposed Amended and Restated Urban Renewal Plan, Version 2024.1, for said district.....	240
247-24 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan, Version 2024.2, for the Greater Downtown Urban Renewal District and setting the date for a public hearing and consultation on the proposed Amended and Restated Urban Renewal Plan, Version 2024.2, for said district.....	241
248-24 Setting a Public Hearing on the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1	242
249-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program - Set the Date for a Public Hearing of the City Council of the city of Dubuque, IA. on Approval of an Environmental Review as Provided By SRF's Department of Natural Resources for the Private Lead Service Line Replacement Pilot Program.....	242
250-24 Approving Urban Renewal Plan for Mount Pleasant Place Housing Urban Renewal Area	243
251-24 Authorizing Execution of Software as a Service Contract with Neighborly Software	245
252-24 (1) Approving minimum requirements, competitive criteria, and offering procedures for the development and sale of certain real property and improvements in the Greater Downtown Urban Renewal District; (2) determining that offer to purchase submitted by Kinseth Hospitality Company, Inc. satisfies offering requirements with respect to real property and improvements and declaring the intent of City Council to approve the sale to Kinseth Hospitality Comany, Inc.in the event that no competing proposals are submitted; and (3) soliciting competing proposals	247
253-24 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.....	251
254-24 Naming Depositories	252
255-24 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.....	253
256-24 Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A	253
257-24 Fixing the date for a public hearing of the City Council of the City of Dubuque, IA. on a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for the publication of notice thereof	254
258-24 Keymont Drive Pavement Rehabilitation 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	255
259-24 Unused.....	255
260-24 Approval of plans, specifications, form of contract, and estimated cost for the Old Mill Lift Station and Force Main Project – Phase I	257
261-24 Approval of contract for construction of a single-family home on a city-owned infill lot located at 2527 Washington Street, in the City of Dubuque, IA.....	257

262-24 Approval of plans, specifications, form of contract, and estimated cost for the Well No. 7 Rehabilitation Project 2024 – Phase 2	258
263-24 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	262
264-24 Authorizing the Chief Financial Officer to make the appropriate interfund transfers of sums and record the same in the appropriate manner for the FY 2024 for the City of Dubuque, IA.....	263
265-24 Accepting Public Sanitary Sewer Improvements Across Part of Lot 1 of Switch Development at JFK No.1, in the City of Dubuque, IA	263
266-24 Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of \$2,536,000 Sewer Revenue Bonds, Series 2024 and other documents related to the Series 2024 Bonds	264
267-24 Approving the Second Amendment to Lease Agreement by and between the City of Dubuque and Dubuque Cellular Telephone, L.P. for equipment upgrade and extended term	268
268-24 Approving Acquisition Plat of Lot 1A and Lot 1B of Airborne Place, in City of Dubuque	268
269-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by First Congregational Church for a Historic Rehabilitation Project at 1044 Locust Street	268
270-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by St. Elias The Prophet Greek Orthodox Church for a Historic Rehabilitation Project at 419 N. Grandview Ave.....	269
271-24 In support of Iowa State Historic Preservation Tax Credit Part 2B Application submitted to the Iowa Economic Development Authority by St. Raphael’s Convent and School and St. Raphael’s Cathedral Church for a Historic Rehabilitation Project at 231 Bluff Street.....	269
272-24 Support of Main Street Challenge Grant Application submitted to Iowa Economic Development Authority by Dubuque Main Street for rehabilitation project at 980 Main Street	270
273-24 Authorizing the City to collect delinquent grass & weed cutting & garbage collection charges in accordance with Title 6-4-3A and Title 6-8-2 of Code of Ordinances of City of DBQ, IA.....	271
274-24 Awarding Public Improvement Construction Contract & authorizing payment for the USEPA Brownfields Multipurpose Grant E. 24 th Street Site Contaminated Soil Removal Project	272
275-24 Water Treatment Plant SCADA System Upgrade Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting the date of the public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids	273
276-24 Intent to vacate and dispose of city interest in a portion of Storm Water Detention Basin Access Easement through, over, & across Part of Lot 2 of Cedar Ridge Farm Place # 10, in City of Dubuque, IA...	274
277-24 Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, Version 2024.1.....	275
278-24 Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District, Version 2024.2.....	275
279-24 Approving a First Amendment to Development Agreement by and between the City of Dubuque, IA. and CARich Properties, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto	276
280-24 Approval of plans, specifications, form of contract, and estimated cost for the Keymont Drive Pavement Rehabilitation Project	276
281-24 Awarding Public Improvement Contract Old Mill Lift Station & Force Main Project Phase I.....	328
282-24 Awarding Public Improvement Construction Contract for the Well No. 7 Rehabilitation Project 2024 – Phase 2.....	328
283-24 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.....	330
284-24 Approving the Termination Agreement and Release terminating the Development Agreement by and between the City of Dubuque, IA. and McCoy Group, Inc	331
285-24 Intent to dispose of an interest in real property owned by the City of Dubuque by Lease between the City of Dubuque and HHH Enterprises, LLC.....	331
286-24 Accepting a Grant of Easement for Public Utilities Through, Over and Across Part of Lot 1 of Roger F. & Kathleen A. Klauer Family Place, in the City of Dubuque, IA.....	332

287-24 Accepting a Grant of Easement for Public Utilities through, over and across Part of Lot 2 of Schreiber Subdivision, in the City of Dubuque, IA.....	332
288-24 Accepting the U.S. Hwy 20 and Devon Drive Frontage Road Project and authorizing final payment to the contractor	332
289-24 Authorizing the submission of a Consolidated Annual Performance and Evaluation Report (CAPER) for the period commencing July 1, 2023, and concluding June 30, 2024	333
290-24 Authorize submittal of application for Local Housing Trust Funds to Iowa Finance Authority.....	333
291-24 Accepting Public Improvement Contract for the Comiskey Park – Phase 1 Redevelopment Project ..	334
292-24 Approving an agreement between the City of Dubuque and ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque	334
293-24 Approve applications for retail alcohol licenses, as required by City of DBQ Code Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits	334
294-24 Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading) preliminary approval of plans, specifications, form of contract, estimated cost, setting date of public hearing on plans, specifications, form of contract, estimated cost, ordering the advertisement for bids ..	335
295-24 Resolution to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$22,000,000	336
296-24 Resolution of necessity finding that certain property in and near the North Cascade Road Urban Renewal Area is an Economic Development Area and that the development of said area is necessary in the interest of the residents of the City of Dubuque, IA., and setting a date for a hearing on a proposed amended and restated urban renewal plan for said area	337
297-24 Approving disposal of an interest in real property owned by the City of Dubuque by sale through a Development Agreement with Kinseth Hospitality Company, Inc.....	339
298-24 Adopting the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1.....	340
299-24 Disposing of property by vacating city interest in portion of Storm Water Detention Basin Access Easement through, over and across part of Lot 2 of Cedar Ridge Farm Place # 10, in City of Dubuque, IA	341
300-24 State Revolving Fund (SRF) Loan - Environmental Review Private Lead Service Line Replacement Pilot Program: approval of Environmental Review as provided by SRF's Department of Natural Resources for Private Lead Service Line Replacement Pilot Program	341
301-24 Approval of plans, specifications, form of contract, and estimated cost for the Water Department Operations SCADA System Upgrade Project.....	342
302-24 Awarding Public Improvement Contract for Keymont Dr. Pavement Rehabilitation Project	342
303-24 Approving a Sublease and Operations Agreement between the City of Dubuque, IA. and Dubuque Forward LLC	343
304-24 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	347
305-24 Accepting the North Grandview Avenue Pavement Rehabilitation Project and authorizing final payment to the contractor	347
306-24 Accepting Grants of Easement for Access and Maintenance Associated with the 2024 SRF Green Alley Project, in the City of Dubuque, IA	348
307-24 Approving a 2024 Boating Infrastructure Tier 1 Grant Subrecipient Agreement (Agreement No. 25CRDFBGSCO-0001) with the Iowa Department of Natural Resources to assist with maintenance dredging at Dubuque Marina.....	348
308-24 Approving a Pre-Annexation Agreement between City of Dubuque and David Herbst	349
309-24 Approving a Pre-Annexation Agreement between the City of Dubuque, IA. and St. Joseph's Church, Key West & St. Joseph's Church Corp (Key West).....	349
310-24 Approving the Assignment and Assumption of the Lease Agreement by and among the City of Dubuque, IA., David S. Hartig Jr., and Rabbit Hollow Nature Conservancy Inc.....	350
311-24 To fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$27,000,000	350
312-24 Setting a public hearing on the intent to consider the removal of a commissioner from the Equity and Human Rights Commission	351

313-24 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.....	352
314-24 Approving the preliminary plats, schedule of assessments and estimate of total cost for the 2024 SRF Green Alley Project	352
315-24 Of necessity for the 2024 SRF Green Alley Project	352
316-24 Fixing date of public hearing on resolution of necessity	352
317-24 Approval of Plans, Specifications, Form of Contract, and Estimated Cost for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading)	354
318-24 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	358
319-24 Awarding Sustainable Dubuque Grant to Dubuque Arboretum & Botanical Gardens	359
320-24 Awarding Sustainable Dubuque Grant to City Girl Farming.....	359
321-24 Not Adopted	360
322-24 Awarding Sustainable Dubuque Grant to Convivium Urban Farmstead.....	359
323-24 Awarding Sustainable Dubuque Grant to PALS: People Associated with Lincoln Elementary School .	359
324-24 Awarding Sustainable Dubuque Grant to Dubuque Rescue Mission Garden	359
325-24 Accepting a Grant of Permanent Embankment Easement Through, Over and Across Part of Lot 6 of Block 3 of Eagle Valley Subdivision, in the City of Dubuque, IA	363
326-24 Authorizing Mayor to Execute Grant Funding Agreement for services between City of Dubuque and the East Central Intergovernmental Association in Connection with SMART Grant – Metro Dubuque Traffic Data Aggregation for Connected Vehicles Project for DMATS Area	363
327-24 Approving Subaward Agreement (Agreement No. LPDM-PJ-07-IA- 2024-001) with the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency to assist with Bee Branch Stormwater Pumping Station – Phase IV of the Bee Branch Watershed Flood Mitigation Project	364
328-24 Approving Plat of Proposed Vacated Alley between the West line of Finley Street and the East Line of Bunker Hill Road, in Finley’s Addition to the City of Dubuque, in the City of Dubuque, IA., to be known as Lot 186a Finley’s Addition in the City Of Dubuque, IA	365
329-24 Approving the Final Plat of Middle Fork Second Addition, In the City of Dubuque, IA	365
330-24 Authorizing Execution of CDBG Subrecipient Agreement with Area Residential Care	365
331-24 Approving City Consent to Collateral Assignment of Development Agreement by And Between the City of Dubuque, IA. and Metx, LLC From Metx, LLC To Bankers Trust Company	366
332-24 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.....	367
333-24 Intent to vacate and dispose of the alley between the West Line of Finley Street and the East Line of Bunker Hill Road, in Finley’s Addition to the City of Dubuque, in the City of Dubuque, IA., to be known as Lot 186a Finley’s Addition in the City of Dubuque, IA.	368
334-24 Kerper Boulevard Lift Station 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.....	368
335-24 Broadway Street Sanitary Sewer Improvement 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	369
336-24 Ruby Sutton Building 2 nd Floor Renovation 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	369
337-24 Setting a Public Hearing to review and approve Public Housing Authority’s Administrative Plan	370
338-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Dubuque Housing, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto and Providing for the Publication of Notice Thereof	371

339-24 Approving the Amended and Restated Urban Renewal Plan for The North Cascade Road Housing Urban Renewal Area	372
340-24 Taking additional action on proposal to enter into Sewer Revenue Loan Disbursement Agreement	373
341-24 Awarding Public Improvement Contract for the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 (Site Demolition & Mass Grading)	374
342-24 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	376
343-24 Relating to financing of proposed projects and acquisitions to be undertaken by City of Dubuque, IA. establishing compliance with reimbursement bond regulations under the Internal Revenue Code	377
344-24 Accept Deed to Certain Real Estate in Dubuque County, IA. from Edward and Joan Tschiggfrie	378
345-24 Accepting the City Hall Annex Roof Replacement Project and Authorizing Final Payment to The Contractor	378
346-24 Authorizing City to Collect Delinquent Grass and Weed Cutting and Garbage Collection Charges in Accordance with Title 6-4-3A and Title 6-8-2 of the Code of Ordinances of City of Dubuque	379
347-24 Approving a Third Amendment to Development Agreement by and Between the City of Dubuque, IA. and Union at The Marina, LP	380
348-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and Dubuque Racing Association, Ltd., including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations relating thereto and providing for the publication of notice thereof	380
349-24 Iowa Amphitheater On Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage): 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	381
350-24 Bunker Hill Golf Course – Phase 3 Irrigation 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	382
351-24 Approve Plans, Specifications, Form of Contract, & Estimated Cost 2024 SRF Green Alley Project	382
352-24 Resolution of Necessity Proposed for The SRF Green Alley Bid 2024 SRF Green Alley Project	383
353-24 Approve Schedule of Assessments and Estimate of Total Cost for 2024 SRF Green Alley Bid Project	383
354-24 Vacating The Alley Between The West Line Of Finley Street And The East Line Of Bunker Hill Road, In Finley’s Addition To The City Of Dubuque, In The City Of Dubuque, IA., To Be Known As Lot 186A Finley’s Addition In The City Of Dubuque, IA	383
355-24 Disposing of City Interest in Lot 186A Finley’s Addition in the City of Dubuque, IA	383
356-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Kerper Blvd Lift Station Project	384
357-24 Approval of Plans, Specifications, Form Of Contract, And Estimated Cost For The Broadway Street Sanitary Sewer Improvement Project	384
358-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Ruby Sutton Building 2 nd Floor Renovation Project	385
359-24 Approving Development Agreement by and between City of Dubuque and Dubuque Housing, LLC, including the issuance of Urban Renewal Tax Increment Revenue Obligations	385
360-24 Resolution Approving the Revision of The Public Housing Authority (PHA) Administrative Plan for The Housing Choice Voucher Program	385
361-24 Authorizing the City Manager to Amend the City of Dubuque Downtown Rehabilitation Grant Award Program	386
362-24 Authorizing the Filing of An Application with The Iowa Economic Development Authority for Business Financial Assistance on Behalf of Universal Tank & Fabrication, Inc	387
363-24 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	390
364-24 Approving the Fiscal Year 2024 Urban Renewal Report for The City of Dubuque	390
365-24 Consenting to The Sublease Between the Dubuque Racing Association Ltd. And Pinseekers Dubuque Re, LLC, And Pinseekers Dubuque Operations, LLC	391

366-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project One and Authorizing Final Payment to The Contractor	391
367-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project Two and Authorizing Final Payment to The Contractor	392
368-24 Accepting The 2024 Ada Sidewalk Curb Ramp Project No. 3 And Authorizing Final Payment to The Contractor	392
369-24 Accepting The 2024 ADA Sidewalk Curb Ramp Project No. 4 And Authorizing Final Payment to The Contractor	392
370-24 Accepting The 2024 Airport ADA Ramp Replacement Project and Authorizing Final Payment to The Contractor	393
371-24 Accepting the Bunker Hill Golf Course Sinkhole Remediation Project and Authorizing Final Payment to The Contractor	393
372-24 Extending the maturity date of the City's Water Revenue Capital Loan Note Anticipation Project Note R-1, Series 2022	393
373-24 Adopting Supplement Nos. 2024 S-13 & S-14 to Code of Ordinances of City of DBQ	394
374-24 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.....	394
375-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Miller Companies, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing for The Publication of Notice Thereof	395
376-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And Limestone Legacy, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing for The Publication of Notice Thereof	396
377-24 Fixing the Date for A Public Hearing of The City Council of The City of Dubuque, IA. On A Development Agreement by And Between the City of Dubuque, IA. And 1400 Central, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing for The Publication of Notice Thereof	397
378-24 Fixing the date for a Public Hearing of City Council of City of Dubuque on a Development Agreement by and between the City of Dubuque and Nia Neighborhoods Opportunity Zone Fund, LLC, including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations Relating thereto, and providing for Publication of Notice	397
379-24 Fixing the date for Public Hearing of City Council of the City of Dubuque on a Development Agreement by and among the City of Dubuque, SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc., including the proposed issuance of Urban Renewal Tax Increment Revenue Obligations to SJR Properties, L.L.C., and providing for the Publication of Notice.....	398
380-24 Fixing the date for a Public Hearing of City Council of the City of Dubuque. on the Second Amendment to Lease Agreement by and between the City of Dubuque, IA., and Dubuque County Historical Society and providing for the publication of Notice.....	399
381-24 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan, Version 2024.3, 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 2024.3	400
382-24 Approving Development Agreement by and between City of Dubuque, and Dubuque Racing Association, LTD., including the issuance of Urban Tax Increment Revenue Obligations.....	401
383-24 Approval of Plans, Specifications, Form of Contract, and Estimated Cost for Iowa Amphitheater on Schmitt Island Project – Bid Package No. 2 (Utilities, Paving & Amphitheater Stage)	401
384-24 Approval of Plans, Specifications, Form of Contract, And Estimated Cost for The Bunker Hill Irrigation Replacement Project Phase 3	402
385-24 Awarding Public Improvement Construction Contract for 2024 SRF Green Alley Project	404
386-24 Awarding Public Improvement Construction Contract for The Broadway Street Sanitary Sewer Improvement Project.....	405

387-24 Awarding Public Improvement Construction Contract for The Eagle Point Water Plant Supervisory Control and Data Acquisition (SCADA) Upgrade Project.....	405
388-24 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.....	407
389-24 Accepting The 2024 Maintenance Dredging Project No. 1 And Authorizing Final Payment to The Contractor.....	407
390-24 Accepting the Seippel Road Water Main Lowering Project and Authorizing Final Payment to The Contractor.....	408
391-24 Approving Development Agreement by and between City of Dubuque, IA. & Miller Companies, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations.....	409
392-24 Approving A Development Agreement by And Between the City of Dubuque, IA. and Limestone Legacy, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations.....	409
393-24 Approving a Development Agreement by and between City of Dubuque, IA. and 1400 Central, LLC, including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations.....	410
394-24 Approving A Development Agreement by And Between the City of Dubuque, IA. and Nia Neighborhoods Opportunity Zone Fund, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations	411
395-24 Approve Development Agreement by and Among City of Dubuque, IA., SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc., Including Issuance of Urban Tax Increment Revenue Obligations	411
396-24 Approving A Second Amendment to The Lease Agreement by and Between the City of Dubuque, IA., and Dubuque County Historical Society.....	412
397-24 Awarding Public Improvement Construction Contract for Kerper Blvd. Lift Station Project	412
398-24 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.....	415
399-24 Approving an Agreement Between the City of Dubuque and ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque	415
400-24 Approving an Agreement by and among the Iowa Economic Development Authority,	416
401-24 Approving Contract for State Business Financial Assistance by and Among Universal Tank & Fabrication Inc., City of Dubuque, IA., and the Iowa Economic Development Authority	416
402-24 Resolution Authorizing the City Manager or his Designee to execute an Agreement and any further documents required for the execution of the Lead and Healthy Homes Grant Award	417
403-24 Accepting Public Improvements in Silver Oaks Estates # 3 (Silver Oaks Phase 2).....	417
404-24 Approving the Acquisition Plat of Lot A of Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, IA.....	417
405-24 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.....	418
406-24 Approving applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, required by Iowa Code 453A.47A & Senate File 345	419
407-24 Fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on a Development Agreement by and between the City of Dubuque, IA. and Dubuque and Jackson County Habitat for Humanity, including the Proposed Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Relating thereto and providing for Publication of Notice thereof	419
408-24 Intent to Dispose of an interest in City of Dubuque Real Estate by sale to Theisen's Warehouse, LLC Pursuant to a Purchase Agreement by and between the City of Dubuque and Theisen's Warehouse, LLC and fixing the date for a Public Hearing of the City Council of the City of Dubuque, IA. on the Purchase Agreement and providing for Publication of Notice Thereof.....	420
409-24 Setting The Date For Public Hearings On Proposals To Enter Into General Obligation Loan Agreements And To Borrow Money Thereunder	421
410-24 Preliminary Approval of Plans, Specifications, Form of Contract, Estimated Cost, Setting Date of Public Hearing on Plans, Specifications, Form of Contract, Estimated Cost, Ordering Advertisement for Bids for Dubuque Gate & Pump Station Flood Mitigation (16 th St Detention Basin).....	423
411-24 Approving the Amended and Restated Urban Renewal Plan for The Greater Downtown Urban Renewal Area, Version 2024.3	424

412-24 Adopting A Development Plan for Chaplain Schmitt Island.....	425
413-24 Awarding Public Improvement Contract for The Iowa Amphitheater on Schmitt Island Project – Bid Package No. 2 (Utilities, Paving & Amphitheater Stage).....	425
414-24 Approving an Amended and Restated Development Agreement by and Between the City of Dubuque, IA. And Walter Development, LLC.....	426
415-24 Awarding Public Improvement Contract for Ruby Sutton Building 2 nd Floor Renovation Project	426
416-24 Authorizing the City Manager to Negotiate and Execute a Contract with Kimley-Horn for The Leisure Services Comprehensive Master Plan	427
Resource Enhancement and Protection Program (REAP)	239
Restoration & Renovation Services, LLC	238
Rezoning Request	
1000 Cedar Cross Road	372
1090 Radford Road	338
1100 Lincoln Avenue.....	148
1142 University Avenue.....	339
1646 Asbury Road	33
2529 Marywood Drive	106
27 Locust Street	338
35 Locust Street	73
405, 575, and 595 Cedar Cross Road	256
5501 Old Highway Road.....	149
Millstone Drive	184
Peru Road between Walker and Toledo Street	256
Property on Airborne Road.....	34
Seippel Court, 8301	256
Wood Street	185
Rhomberg Avenue, 627	105, 133
Richards House B&B, The	33
Riedl, Jessica	276
River Bluff Collective.....	72, 163
Riverview Center	82
RMN Lounge L.L.C.....	10
Robbins, Jeffrey	108
Roberts, Kathy and Jeff.....	276
Roche, Art, International Day of Peace Coordinating Committee	262
Rockdale Church Property	216
Rogers, Damon, Hempstead High School Basketball Coach	59
Rolling, Ralph	156
Rollinger, Roger and Mary	59
Roosevelt Street, 3399.....	252
Roosevelt West Apartment Complex.....	387
Roux and Lucia.....	395
Ruby Sutton Building	See Multicultural Family Center
Rusty Taco.....	33

S

Safe & Sound Iowa Online Anonymous Reporting System	157
Safe Routes to School Partnership.....	121
Saiki Design.....	239
Salsa's Mexican Restaurant	71
Sam's Real Estate Business Trust	176
Sanchez, Enoc	351
Sand Jr., William	233, 251

Sanitary Sewer Asset Management Plan (SSAMP).....	57, 58
Saunders, Laila.....	120
Schadler, Jami, NAMI Dubuque	29
Schaul, Tyler, Hempstead High School Basket Ball Coach.....	59
Scheffert, Rhonda	156
Schilling, Dakota	106
Schloz, Clark.....	78, 82, 425
Schmidt, John	386
Schmitt Island	14, 18, 38, 92, 261, 335, 354, 374, 401
Schmitt Island Amphitheater	143, 380, 381, 401, 422, 425
Schmitt Island Development Plan.....	26, 27, 173, 224, 233, 425
Schmitt Island Sanitary Improvements Project.....	124, 218
Schneider National Carriers	175
Schoen, Dalton.....	16
School Resource Officer (SRO).....	157, 374, 379
School Shooting	15, 480
Schreiber, James E. and Renee E.	332
Schroeder, Kris.....	156
Schroeder, Laura.....	414
Schultz, Paul.....	108
Schuster, Betty.....	156
Schwendinger, Dorothy	108
Schwind, Leo A., Gerald F., Winter Post 508.....	358
Scott, Robert.....	156
Secondary Responder Model.....	15, 67
Seippel Road Water Main Project.....	63, 165, 191, 214, 408
Sergio, Perez, Dubuque Unidos and Loras College's LULAC.....	262
Service Agreements	2, 19, 20, 31, 65, 125, 143, 176, 215, 390, 391
Seth, Andrew, Sustainable Strategies DC.....	375
Settlement Authority	17
Seven (7) Hills Brewing Co. LLC.....	10, 33, 182
Seven Ninety-Nine (799) Main, LLC	133, 138
Shaffer, Katherine.....	121, 122
Shannon's Bar & Grill	229
Shepherd, Karla	81, 156
Shot Tower Inn	146
Shultz, Paul	82
Sid's Beverage Store	33, 254
Sidewalks - Owner Liability for Defective	222
Siegert, Janet	8, 9
Sign Regulations.....	354
Silver Oaks Estates	417
Simmons Pet Food	27
Sisters of the Presentation of the Blessed Virgin Mary	376, 406
SJR Properties, L.L.C.	398, 411
Skemp, Olivia	120
Small Business Saturday Coalition	389
SMART Grant	210, 363
Smart Parking & Mobility Management Plan	26, 38, 258, 346
Smart Parking System Enhancement	See Loan Agreements
Smart Traffic Routing with Efficient & Effective Traffic System (STREETS)	31, 124
Smith, Adam	16
Smith, Casey	376
Smith, Katherine	16

Smokestack, The	182
SnowBiz Holiday Show	413
Soat /Weber Wedding	253
Solar Array	374
Som, The	367
Sorenson, Catherine	4, 121, 134, 151
South Pointe, L.L.C.	164, 165, 190
Southend Tap LLC	137, 335
Special Olympics	15
Speed Limit Reduction	343
SPIRIT Awards	158
Sportsters Pub & Grub	71
SRF Green Alley Project	348, 352, 382, 404
St. Elias the Prophet Greek Orthodox Church.....	269
St. Joseph's Church	349, 350
St. Marks Youth Enrichment	96, 137, 177, 178, 358
St. Raphael's Cathedral Church.....	270
Stackis, Melia, Green Iowa AmeriCorps Member	358
Staffing Position Request.....	8, 31, 32, 124, 160
Stand, Kurt, National Mississippi River Museum & Aquarium President and CEO	37
State Farm Mutual Insurance	376
State of Iowa Annual Financial Report.....	391
State Revolving Loan Fund (SRF) Program	3, 13, 23, 76, 242, 336, 341, 373
State Urban Renewal Report	390
Stauffer, Timothy	156
Stedwell, Kimberly	108
Steeple Square.....	10
Steines, Melissa	156
Stephen Hempstead High Schools	120
Stevens, Jeff	156
Steve's Ace Home & Garden	10
Stewart, R.R.S.	262, 389
Stickley, Abby.....	330
Stipulation of Settlement.....	176, 415
Stone Cliff Winery Inc.	104, 253, 335
Stopplemoor, Susan.....	94
Strand Associates Inc.	175, 218, 252, 408
Strand, Kurt, National Mississippi River Museum & Aquarium President & CEO	158
Street Construction Program	118
Street Financing Report	407
Sublease and Operations Agreement	343
Subordination Agreement	147, 167
Subrecipient Agreement.....	179, 348, 365
Suiter, Tishana	251
Summer Teen Empowerment Program	246
Super Stop	163, 183
Supervisory Control and Data Acquisition (SCADA) System Upgrade	255, 273, 342, 405, 408
Surface Transportation Block Grant (STBG)	26
Sustainable Communities Partnership.....	135
Sustainable Dubuque.....	96, 359, 413
Sutton, Lynn.....	81
Swagat Indian Cuisine	395
Swearing-In.....	1
Switch Development at JFK, LLC	263

Switch Homes, LLC.....	102, 141, 142
SymPro Treasury Management Solutions.....	407

T

Table Mound Mobile Home Park.....	27, 135
Takes, Haris, Dubuque County Basketball Association Coach	59
Tamarack Sanitary Sewer Extension Project.....	128, 150, 193
Tanzanite Drive	343
Tax Increment Financing (TIF).....	212, 243, 391
Taylor, Danielle	108
Teen Career Fair	95
Temperley Excavating Co.....	143
Temporary Agreement	70
Termination Agreement	331
Texas Roadhouse	253
Thayer, Kirtland	68, 83
Thein, Dennis	347
Theisen's Warehouse, LLC	420
Third Corner.....	33
Thomas, Angie	156
Thompson, Kathy.....	156
Tibodeau, Jesse, Iowa Department of Transportation Assistant District Engineer	103, 333, 379
Tobacco Compliance Settlement Agreements.....	71, 367
Tobacco Outlet Plus.....	71, 163
Top Grade Excavating Inc.....	2, 214, 334, 408
Towneplace Suites by Marriott.....	418
Townsend, Drew, Dubuque Bank & Trust President and CEO	386
Townsend, Tom	121
Traffic Study.....	65, 103, 209, 211, 258, 345, 402
Transfer of Roadway Jurisdiction (TOJ).....	125
Transit Advisory Board	
Membership	24, 33
Minutes.....	59, 121
Transmart/EJM	32
Trausch, James.....	163
Travel Dubuque	5, 16, 90, 155, 176, 183, 356, 408
Trees Forever	26, 94, 96, 101
Tricon General Construction, Inc.	194, 328, 379
Tri-State Emergency Responders.....	375
Tri-State Independent Blind Society Inc.....	253
Tschiggfrie Excavating Co.....	123, 142, 180, 194, 405, 413, 418
Tschiggfrie, Edward and Joan	378
Tucktara, LLC.....	239, 257, 258
Twenty Dirty Hands Pottery Tour	356
Twenty Eight (28E) Agreement	3, 32, 181
Twenty point Eighty-Eight (20.88) Agreement	181
Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project	129, 150, 193

U

U.S. Bank, Minneapolis	60, 252
U.S. Census Boundary and Annexation Survey	60
U.S. Conference of Mayors	27, 223

U.S. Department of Agriculture (USDA)	95, 139
U.S. Department of Energy (DOE)	193
U.S. Department of Housing and Urban Development (HUD)	89, 123, 135, 156, 157, 333, 417
U.S. Environmental Protection Agency (EPA)	19, 232, 272, 402, 407
U.S. Highway 20 / Swiss Valley Road Interchange Project	144
U.S. Hwy 20 and Devon Drive Frontage Road Project	332
Unified Development Code	12, 33, 34, 73, 74, 86, 106, 109, 149, 184, 187, 194, 195, 229, 256, 338, 339, 372
Union at the Marina, LP	380, 417
United Cigar and Tobacco	127, 183, 239, 394
United Nations Climate Change Conference (COP28)	66
United Way of Dubuque Area Tri-State	253
Universal Tank & Fabrication, Inc.	387, 398, 399, 411, 416
University of Dubuque (UD)	57, 118, 135, 251, 259, 357, 480
University of Iowa (U of I)	135
UPS Technologies	86
Urban Renewal Area	
Dubuque Industrial Center	10
Greater Downtown	240, 241, 275, 279, 303, 400, 424
North Cascade Road Housing	337, 372
South Pointe Housing	190
Urban Renewal Loan Agreements	See Loan Agreements
Urban Renewal Plan	105
Urban Revitalization Plan	21, 22, 36

V

Valentine Construction Co., LLC	159, 217, 237, 366, 392, 393
Valentine, Ben	358
Vapor City Outlet	163
Vault Restaurant and Cocktail Lounge, The	71
Vendors Unlimited Corporation	18
Vibrant Credit Union	60, 252
ViDL Solutions	418
Vieth, Eric, Strand Associates	175
Vinny Vanucchis Little Italy	229
Virtual Velocity, LLC	147, 167
Visiting Nurses Association (VNA)	8, 135, 214
Voices Studio	33
Voluntary Annexation	9, 238

W

Wage Compression	195, 223
Wagner, John	16
Walgreen Stores	183
Walmart Inc.	163, 176, 214
Walnut Tap Tavern	229
Walsh, Dan	386
Walter Development, LLC	426
Wanderwood Gardens	160, 356
Warsaw, Michael, Retail Strategies Portfolio Director	414
Washington DC Fly-in Report	134
Washington Park	232, 253
Washington Street, 2527	239, 257

Washington, D.C.	76, 77, 173
Water Main Creek Crossing Project.....	236
Water Sports Club.....	145
Waypoint	177
We Can Be Great Here, Campaign	64, 126
Weber, Robert and Jennifer	184
Weekley, Sarah	225
Weitz, Gail.....	81, 156
Well Fields Fiber 408 Permitting.....	394
Well No. 11 Source Water Project	252
Well No. 7 Rehabilitation Project	240, 258, 328, 366
Werner, Kathleen and Harold	156
West 10 th Street, 243.....	70
West 3 rd Street, 1575.....	268
West 5 th Street, 408.....	171
West Dubuque Tap	253
Westbrook Park	3, 25, 131, 151, 194
Westphal and Company, Inc.	405
Whiskey River	104
White, Kevin, Walker Consulting	346
WHKS & CO., Inc.	104, 105, 133
Wicked Dame.....	367
Wicked River	395
Wildflower Ridge Subdivision # 4	17
Wildlife Society's Conservation Education Award	126
Williams, Karl	105, 106, 134
Wilming, Roger	376
Wilson House Apts., LLC	127, 149, 150, 168, 172
Wing, Martin.....	233, 234
Winter Farmers' Market	176
Women Rising Together Employee Resource Group.....	342
Woodward Communications, Inc	104, 105, 133
Workforce Housing Tax Credit Applications	138, 168
Wright, Samantha.....	372

Y

Yen Ching Restaurant	367
Young Southeast Asian Leaders Initiative (YSEALI)	346

Z

Zeimet, Brian	59
Zimmerman, Larry	108
Zimmerman, MagDahlia	108
Zimmerman, Nichollas	108
Zoning Advisory Commission	
Membership	221, 354, 372
Minutes.....	7, 29, 83, 94, 121, 137, 175, 184, 224, 251, 262, 330, 347, 406
Zoning Board of Adjustment	
Membership	133, 148
Minutes.....	1, 59, 121, 224, 233, 262, 347, 406
Zull, Heidi.....	108

**City of Dubuque
City Council**

CONSENT ITEMS # 6.

ITEM TITLE:	Fiscal Year 2026 Contracted Services Agreements
SUMMARY:	City Manager recommending City Council approval of the Fiscal Year 2026 Contracted Services Agreements with Community Solutions of Eastern Iowa, Four Mounds HEART, and Hawkeye Area Community Action Program, authorizing the Mayor to execute the contracts on behalf of the City.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. FY26 Redlined Template for all Contracted Services and Purchase of Services Agreements
4. FY26 Community Solutions of Eastern Iowa Service Agreement
5. FY26 Four Mounds- HEART Service Agreement
6. FY26 Hawkeye Area Community Action Program Service Agreement

TO: The Honorable Mayor and City Council Members
FROM: Michael C. Van Milligen, City Manager
SUBJECT: Fiscal Year 2026 Contracted Services Agreements
DATE: July 30, 2025

Assistant City Manager Cori Burbach is recommending City Council approval of the Fiscal Year 2026 Contracted Services Agreement with the three agencies listed below, authorizing the Mayor to execute the contracts on behalf of the City.

The adopted Fiscal Year 2026 operating budget provides a payment of:

- \$48,000 to Community Solutions of Eastern Iowa
- \$10,000 to Four Mounds HEART
- \$70,000 to Hawkeye Area Community Action Program

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
Sandi Fowler, Interim Housing & Community Development Director
Mary Bridget Corken-Deutsch, Community Development Specialist



TO: Michael C. Van Milligen, City Manager

FROM: Cori Burbach, Interim Housing and Community Development Director

SUBJECT: Fiscal Year 2026 Contracted Services Agreements

DATE: July 30, 2025

Introduction

Attached for City Council approval are the Contracted Services Agreements with three agencies for the City's financial support for Fiscal Year 2026. All agencies further the City of Dubuque Goal of Livable Neighborhoods and Housing: Great Place to Live.

Discussion

The adopted Fiscal Year 2026 operating budget provides a payment of:

- \$48,000 to Community Solutions of Eastern Iowa
- \$10,000 to Four Mounds HEART
- \$70,000 to Hawkeye Area Community Action Program

Progress reports will be submitted quarterly using a form on the City's website. Audit reports are due within 60 days of audit completion.

All agencies are required to undertake their work in alignment with City Council goals and priorities, as well as incorporating the work of Envision Dubuque.

The State of Iowa recently passed House File 856 (HF856) amending Iowa Code Chapter 19, which places new legal parameters on the language, practices, and programming related to diversity, equity, and inclusion (DEI) within state and local government operations. In response to this legislation, necessary adjustments have been made to the contracts to ensure full compliance while maintaining our commitment to respectful, lawful, and effective public service.

Recommendation

I respectfully request City Council approval of the attached Contracted Services Agreement with the listed agencies, authorizing the Mayor to execute the contracts on behalf of the City.

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

REDLINED TEMPLATE FOR CONTRACTED SERVICES AND
PURCHASE OF SERVICES
AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
DUBUQUE AREA LABOR MANAGEMENT COUNCIL

THIS AGREEMENT, dated for reference purposes the 1st day of July ~~2024~~2025, is made and entered into by and between the City of Dubuque, Iowa (City) and the Dubuque Area Labor-Management Council (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide a forum to improve and expand labor-management cooperation in the public and private sector within the Dubuque area; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall provide within the City of Dubuque the ~~following~~ services listed in the Memorandum of Understanding Exhibit B.

- ~~(A) Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;~~
- ~~(B) Maintain and expand a cooperative labor-management resource center;~~
- ~~(C) Maintain a speakers bureau;~~
- ~~(D) Maintain the publication of a bimonthly newsletter;~~
- ~~(E) Expand educational incentives and outreach;~~
- ~~(F) Expand existing membership;~~
- ~~(G) Facilitate a cooperative effort between labor and management in City;~~
- ~~(H) Comply with City Council goals and priorities set forth in Exhibit A; and~~
- ~~(I) Support City's efforts to be a viable, livable, and equitable community, and to advance equity and inclusion; and~~
- ~~(J) All services listed in Exhibit BD, Memorandum of Understanding~~

SECTION 2. CITY RESPONSIBILITIES.

2.1—City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- (A) The opportunity to be active and engaged participants in ~~Inclusive Dubuque~~ peer learning opportunities and strategic efforts, ~~as described in Exhibit C~~;
- (B) The opportunity to attend ~~intercultural and equity~~ workshops offered ~~or sponsored~~ by City, including workshops that focus on developing ~~teams and supporting organizational culture work~~ an intercultural team with a ~~focus~~ strategic plan for creating resiliency and promoting a sense of belonging ~~advancing equity and inclusion~~ within Agency and through Agency's work; and
- (C) Assistance in creating ~~quarterly~~ semi-annual status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding ~~equity and inclusion; and~~.
- ~~(D) Access to City's equity toolkit.~~

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, ~~2024~~ 2025, through June 30, ~~2025~~ 2026.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Thirty-Five Thousand Dollars 00/100 (\$35,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

6.2 ~~In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisionsof racial equity, Agency must demonstrate how its efforts advance equity and inclusion~~participation by a wide variety of participants in its programming. This should include program-level data disaggregated as required in the quarterly reports, at a minimum, by race, and also by any other demographic Agency has prioritized. Agency should also identify community-level outcomes in which it is actively working to advance the racial disparity.

6.3—The online quarterly reports shall be due on October 15th, ~~2024~~2025, January 15th, ~~2025~~2026, April 15th, ~~2025~~2026, and July 15th, ~~2025~~2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 ~~In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with~~

specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit DB.

CITY OF DUBUQUE

**DUBUQUE AREA LABOR
MANAGEMENT COUNCIL**

Brad M. Cavanagh, Mayor

Kelly Cooper, Executive Director

WITNESS

Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A	City Council Goals and Priorities
EXHIBIT B	Memorandum of Understanding
EXHIBIT C	Insurance Schedule G

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
COMMUNITY SOLUTIONS OF EASTERN IOWA**

THIS AGREEMENT dated for reference purposes the 1st day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (City) and Community Solutions of Eastern Iowa (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide the Housing Helpline; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and
- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Forty-Eight Thousand Dollars (\$48,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

6.2 The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Community Development Specialist.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

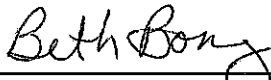
SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

COMMUNITY SOLUTIONS OF EASTERN IOWA

Brad M. Cavanagh, Mayor



Beth Bonz, Board Chair

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities

EXHIBIT B Memorandum of Understanding

EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL **GOALS & PRIORITIES**

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



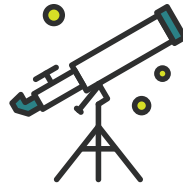
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



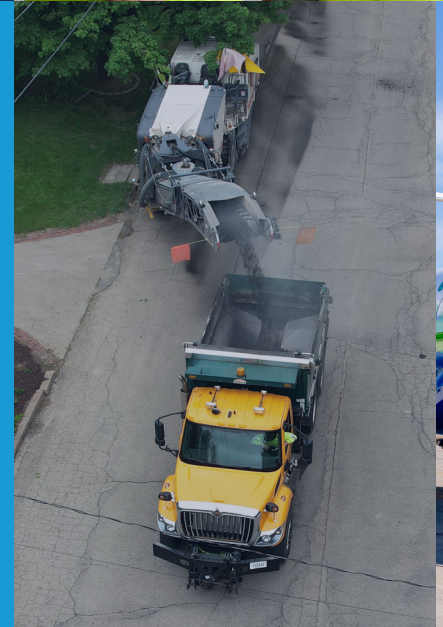
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Housing Hotline;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY \$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH \$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS \$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
FOUR MOUNDS FOUNDATION**

THIS AGREEMENT dated for reference purposes the 1st day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (City) and Four Mounds Foundation (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide the HEART Program; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Ten Thousand Dollars (\$10,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

6.2 The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively

working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Community Development Specialist.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

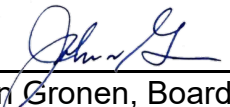
SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

FOUR MOUNDS FOUNDATION

Brad M. Cavanagh, Mayor



John Gronen, Board President

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



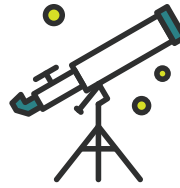
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



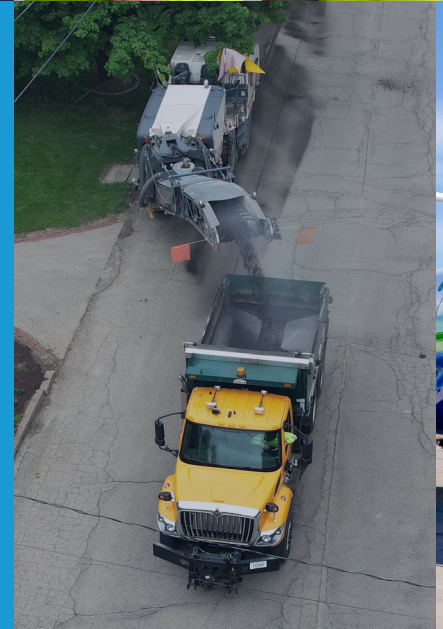
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide the HEART Program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
HAWKEYE AREA COMMUNITY ACTION PROGRAM**

THIS AGREEMENT dated for reference purposes the 1st day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (City) and Hawkeye Area Community Action Program (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide Volunteer Income Tax Assistance (VITA) program, a free, reliable, and trusted source for preparing tax returns for eligible individuals and families; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE.

Agency shall provide within the City of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

SECTION 2. CITY RESPONSIBILITIES.

2.1 The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and

- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding.

SECTION 3. TIME OF PERFORMANCE.

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Seventy Thousand Dollars (\$70,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION.

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

6.2 The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively

working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted by either an electronic or paper document to the Community Development Specialist.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT.

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY.

Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE.

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit C.

CITY OF DUBUQUE, IOWA

HAWKEYE AREA COMMUNITY ACTION PROGRAM

Brad M. Cavanagh, Mayor



Jane Drapeaux, Chief Executive Officer

Witness:

Adrienne Breifelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL **GOALS & PRIORITIES**

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



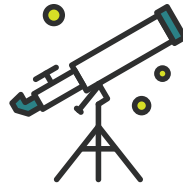
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



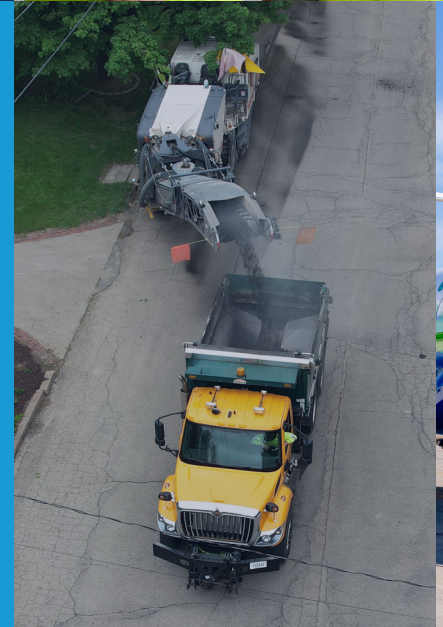
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Volunteer Income Tax Assistance (VITA) program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
 2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
 3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.
 4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.
- No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**City of Dubuque
City Council**

CONSENT ITEMS # 7.

ITEM TITLE:	Fiscal Year 2026 Purchase of Services Grant Recommendations & Agreements
SUMMARY:	City Manager recommending City Council approve the Fiscal Year 2026 Purchase of Services Grant funding recommendations as proposed by the Community Development Advisory Commission (CDAC) for United Way Of Dubuque Area Tri-States, Catholic Charities Of The Archdiocese Of Dubuque, Fountain Of Youth, Presentation Lantern Center, Dubuque And Jackson County Habitat For Humanity, and St. Mark Youth Enrichment and authorize the Mayor to execute the agreements on behalf of the City. RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To United Way Of Dubuque Area Tri-States RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Catholic Charities Of The Archdiocese Of Dubuque RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Fountain Of Youth RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Presentation Lantern Center RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Dubuque And Jackson County Habitat For Humanity RESOLUTION Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To St. Mark Youth Enrichment
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. FY26 Redlined Template for all Contracted Services and Purchase of Services Agreements
4. Resolution- United Way
5. FY26 Purchase of Service Agreement- United Way
6. Resolution- Catholic Charities

7. FY26 Purchase of Service Agreement- Catholic Charities
8. Resolution- Fountain of Youth
9. FY26 Purchase of Service Agreement- Fountain of Youth
10. Resolution- Presentation Lantern
11. FY26 Purchase of Service Agreement- Presentation Lantern
12. Resolution- Habitat for Humanity
13. FY26 Purchase of Service Agreement- Habitat for Humanity
14. Resolution- St. Mark Youth Enrichment
15. FY26 Purchase of Service Agreement- St. Mark Youth Enrichment
16. FY26 Purchase of Service Agreement- St. Mark_Uploaded 8.1.25

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Fiscal Year 2026 Purchase of Services Grant Recommendations & Agreements

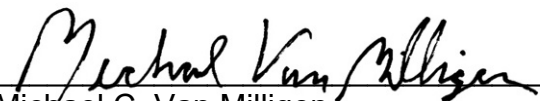
DATE: July 30, 2025

Assistant City Manager Cori Burbach is recommending City Council approve the Fiscal year 2026 Purchase of Services Grant funding recommendations as proposed by the Community Development Advisory Commission (CDAC) and authorize the Mayor to execute the agreements on behalf of the City.

The CDAC recommends funding for the following applications:

Organization	Project	Award
United Way of Dubuque Area Tri-States	IGNITE: A United Way Leadership Initiative	\$8,750.00
Catholic Charities of the Archdiocese of Dubuque	Housing Counseling Services	\$25,000.00
Fountain Of Youth Program	ICARE Program	\$20,000.00
Dubuque and Jackson County Habitat for Humanity	Homeownership Program	\$15,416.00
Presentation Lantern Center	Workforce Retention & Support for Refugees & Immigrants	\$15,416.00
St. Mark Youth Enrichment	St. Mark After School	\$15,416.00

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
Sandi Fowler, Interim Housing & Community Development Director
Mary Bridget Corken-Deutsch, Community Development Specialist



TO: Michael C. Van Milligen, City Manager

FROM: Cori Burbach, Interim Housing and Community Development Director

SUBJECT: Fiscal Year 2026 Purchase of Services Grant Recommendations & Agreements

DATE: July 30, 2025

Introduction

This memorandum transmits the Fiscal Year 2026 Purchase of Services Grant funding recommendations as proposed by the Community Development Advisory Commission (CDAC). Purchase of Service Grant recipients partner with the City of Dubuque to provide support for human service programs in the City of Dubuque that further the City's goals, objectives, and priorities.

Background

The Fiscal Year 2026 budget provides \$100,000 in general funds for the Purchase of Services Grant competition to fund human service programs and activities.

The city received twenty applications for funding, requesting a total of \$406,408. for a total requested amount of \$406,408. All CDAC members, along with two City staff members, reviewed and scored the Purchase of Service applications. In total, each application received scores from seven reviewers. On Wednesday, June 25, 2025, the CDAC met and approved funding recommendations for the Purchase of Service applicants, awarding a total of \$99,998.

Discussion

Grant recipients agree to use Purchase of Services Grant resources to further goals identified by the City Council.

The CDAC recommends funding for the following applications:

Organization	Project	Award
United Way of Dubuque Area Tri-States	IGNITE: A United Way Leadership Initiative	8,750.00
Catholic Charities of the Archdiocese of Dubuque	Housing Counseling Services	25,000.00

Fountain Of Youth Program	ICARE Program	20,000.00
Dubuque and Jackson County Habitat for Humanity	Homeownership Program	15,416.00
Presentation Lantern Center	Workforce Retention & Support for Refugees & Immigrants	15,416.00
St. Mark Youth Enrichment	St. Mark After School	15,416.00

Recommendation

I respectfully request the City Council approve the attached Purchase of Services Grant Agreements with the recommended organizations and authorize the Mayor to execute the agreements on behalf of the City.

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

REDLINED TEMPLATE FOR CONTRACTED SERVICES AND
PURCHASE OF SERVICES
AGREEMENT
BETWEEN
CITY OF DUBUQUE
AND
DUBUQUE AREA LABOR MANAGEMENT COUNCIL

THIS AGREEMENT, dated for reference purposes the 1st day of July ~~2024~~2025, is made and entered into by and between the City of Dubuque, Iowa (City) and the Dubuque Area Labor-Management Council (Agency).

WHEREAS, Agency represents itself as technically and professionally qualified to provide a forum to improve and expand labor-management cooperation in the public and private sector within the Dubuque area; and

WHEREAS, City has deemed it to be in the public interest to provide financial assistance to be used to cover general operating expenses of Agency's program.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

SECTION 1. SCOPE OF SERVICE. Agency shall provide within the City of Dubuque the ~~following~~ services listed in the Memorandum of Understanding Exhibit B.

- ~~(A) Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;~~
- ~~(B) Maintain and expand a cooperative labor-management resource center;~~
- ~~(C) Maintain a speakers bureau;~~
- ~~(D) Maintain the publication of a bimonthly newsletter;~~
- ~~(E) Expand educational incentives and outreach;~~
- ~~(F) Expand existing membership;~~
- ~~(G) Facilitate a cooperative effort between labor and management in City;~~
- ~~(H) Comply with City Council goals and priorities set forth in Exhibit A; and~~
- ~~(I) Support City's efforts to be a viable, livable, and equitable community, and to advance equity and inclusion; and~~
- ~~(J) All services listed in Exhibit BD, Memorandum of Understanding~~

SECTION 2. CITY RESPONSIBILITIES.

2.1—City designates the Economic Development Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

2.2 City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- (A) The opportunity to be active and engaged participants in ~~Inclusive Dubuque~~ peer learning opportunities and strategic efforts, ~~as described in Exhibit C~~;
- (B) The opportunity to attend ~~intercultural and equity~~ workshops offered ~~or sponsored~~ by City, including workshops that focus on developing ~~teams and supporting organizational culture work~~ an intercultural team with a ~~focus~~ strategic plan for creating resiliency and promoting a sense of belonging ~~advancing equity and inclusion~~ within Agency and through Agency's work; and
- (C) Assistance in creating ~~quarterly~~ semi-annual status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding ~~equity and inclusion; and~~.
- ~~(D) Access to City's equity toolkit.~~

SECTION 3. TIME OF PERFORMANCE. The term of this Agreement shall be from July 1, ~~2024~~ 2025, through June 30, ~~2025~~ 2026.

SECTION 4. COMPENSATION.

4.1 City shall pay Agency Thirty-Five Thousand Dollars 00/100 (\$35,000) as compensation for the services provided by Agency, which payment shall constitute full and complete compensation for such services.

4.2 The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency.

SECTION 5. AUDIT AND EVALUATION. Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

SECTION 6. REPORTING AND MONITORING.

6.1 Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

6.2 ~~In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions of racial equity, Agency must demonstrate how its efforts advance equity and inclusion participation by a wide variety of participants in its programming. This should include program-level data disaggregated as required in the quarterly reports, at a minimum, by race, and also by any other demographic Agency has prioritized. Agency should also identify community-level outcomes in which it is actively working to advance the racial disparity.~~

6.3—The online quarterly reports shall be due on October 15th, ~~2024~~2025, January 15th, ~~2025~~2026, April 15th, ~~2025~~2026, and July 15th, ~~2025~~2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

6.3 ~~In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with~~

specific metrics the programming is aimed at advancing.

6.4 If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within sixty (60) days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Economic Development Director.

SECTION 7. DISCRIMINATION.

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

SECTION 8. TERMINATION OF AGREEMENT. If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

SECTION 9. ASSIGNABILITY. Agency shall not assign any interest in this Agreement without the prior written approval of City.

SECTION 10. INSURANCE. At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Exhibit DB.

CITY OF DUBUQUE

**DUBUQUE AREA LABOR
MANAGEMENT COUNCIL**

Brad M. Cavanagh, Mayor

Kelly Cooper, Executive Director

WITNESS

Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

EXHIBIT A City Council Goals and Priorities
EXHIBIT B Memorandum of Understanding
EXHIBIT C Insurance Schedule G

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO UNITED WAY OF DUBUQUE AREA TRI-STATES.**

Whereas, United Way of Dubuque Area Tri-States prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to United Way of Dubuque Area Tri-States be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitsfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
UNITED WAY OF DUBUQUE AREA TRI-STATES**

THIS AGREEMENT (the “Agreement”), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the “City”) and United Way of Dubuque Area Tri-States, an Iowa non-profit corporation (the “Agency”).

WHEREAS, the City desires to engage the services of the Agency to provide IGNITE: A United Way Leadership Initiative; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Financially Responsible, High-Performance City Organization: Sustainable, Equitable, Effective Service by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;

- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$8,750 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of

the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

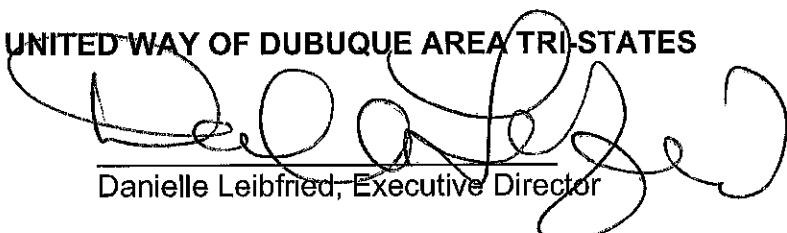
10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

UNITED WAY OF DUBUQUE AREA TRI-STATES



Danielle Leibfried, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



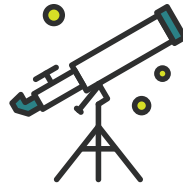
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Financially Responsible, High-Performance City Organization: Sustainable, Equitable, Effective Service;
2. Provide IGNITE: A United Way Leadership Initiative
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO CATHOLIC CHARITIES OF THE ARCHDIOCESE OF
DUBUQUE.**

Whereas, Catholic Charities of the Archdiocese of Dubuque prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to Catholic Charities of the Archdiocese of Dubuque be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
CATHOLIC CHARITIES OF THE ARCHDIOCESE OF DUBUQUE**

THIS AGREEMENT (the "Agreement"), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the "City") and Catholic Charities of the Archdiocese of Dubuque, an Iowa non-profit corporation (the "Agency").

WHEREAS, the City desires to engage the services of the Agency to provide Housing Counseling Services; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Livable Neighborhoods and Housing: Great Place to Live by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;
- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$25,000 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies

of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

**CATHOLIC CHARITIES OF
THE ARCHDIOCESE OF DUBUQUE**



Tracy Morrison, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



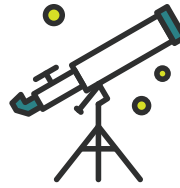
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



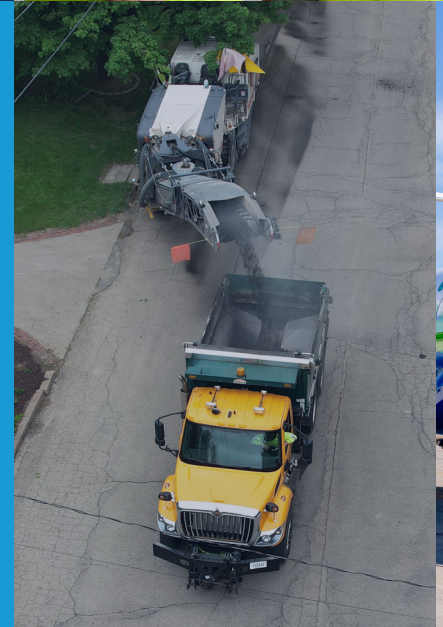
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhoods and Housing: Great Place to Live;
2. Provide Housing Counseling Services
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO FOUNTAIN OF YOUTH.**

Whereas, Fountain of Youth prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to Fountain of Youth be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitsfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
FOUNTAIN OF YOUTH**

THIS AGREEMENT (the "Agreement"), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the "City") and Fountain of Youth, an Iowa non-profit corporation (the "Agency").

WHEREAS, the City desires to engage the services of the Agency to provide ICARE Program; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Vibrant Community: Healthy and Safe by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;
- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$20,000 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies

of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

FOUNTAIN OF YOUTH

Caprice Jones

Caprice Jones, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



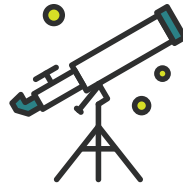
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



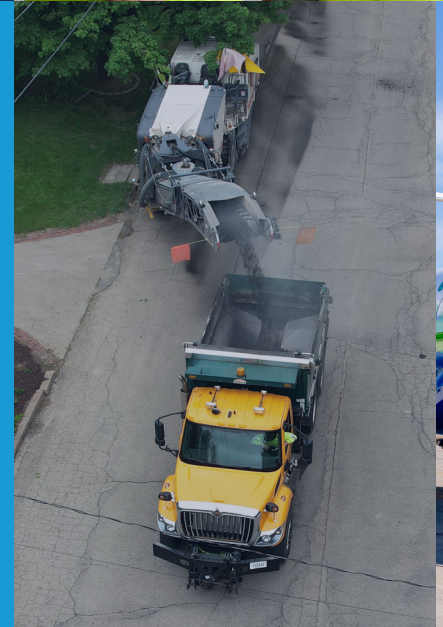
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Vibrant Community: Healthy and Safe;
2. Provide ICARE Program
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO PRESENTATION LANTERN CENTER.**

Whereas, Presentation Lantern Center prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to Presentation Lantern Center be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breittfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
PRESENTATION LANTERN CENTER**

THIS AGREEMENT (the "Agreement"), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the "City") and Presentation Lantern Center, an Iowa non-profit corporation (the "Agency").

WHEREAS, the City desires to engage the services of the Agency to provide Workforce Retention & Support for Refugees & Immigrants; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;
- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$15,416 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies

of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

Witness:

Adrienne Breitfelder, City Clerk

PRESENTATION LANTERN CENTER

Megan Ruiz, Executive Director

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



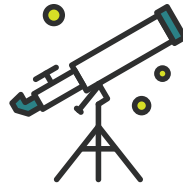
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



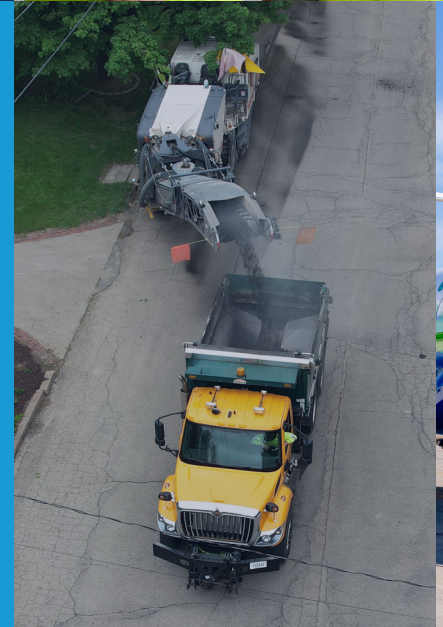
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity;
2. Provide Workforce Retention & Support for Refugees & Immigrants;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO DUBUQUE AND JACKSON COUNTY HABITAT FOR
HUMANITY.**

Whereas, Dubuque and Jackson County Habitat for Humanity prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to Dubuque and Jackson County Habitat for Humanity be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 21st day of July 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
DUBUQUE AND JACKSON COUNTY HABITAT FOR HUMANITY**

THIS AGREEMENT (the "Agreement"), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the "City") and Dubuque and Jackson County Habitat for Humanity, an Iowa non-profit corporation (the "Agency").

WHEREAS, the City desires to engage the services of the Agency to provide the Homeownership Program; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Livable Neighborhoods and Housing: Great Place to Live by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;

- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$15,416 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of

the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

**DUBUQUE AND JACKSON COUNTY
HABITAT FOR HUMANITY**



Hilary Dalton, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



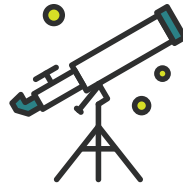
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Livable Neighborhood and Housing: Great Place to Live;
2. Provide the Homeownership Program;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

RESOLUTION NO. ____-2025

**RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES
GRANT AGREEMENT TO ST. MARK YOUTH ENRICHMENT.**

Whereas, St. Mark Youth Enrichment prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to St. Mark Youth Enrichment be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitsfelder, City Clerk

RESOLUTION NO. ____-2025

RESOLUTION AUTHORIZING EXECUTION OF FY26 PURCHASE OF SERVICES GRANT AGREEMENT TO ST. MARK YOUTH ENRICHMENT.

Whereas, St. Mark Youth Enrichment prepared and submitted requests to provide support for human service programs in the City of Dubuque; and

Whereas, the City Council approved the Fiscal Year 2026 budget that included the Purchase of Services allocation; and

Whereas, the submissions have been approved by the Community Development Advisory Commission on June 25, 2025; and

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

Section 1. That the Funding Approval/Agreements, authorized by the Community Development Advisory Commission beginning July 1, 2025 for Purchase of Services Grant to St. Mark Youth Enrichment be approved.

Section 2. That the Mayor of the City of Dubuque is hereby authorized and directed to execute said Agreement and related documents on behalf of the City of Dubuque, Iowa.

Passed, approved, and adopted this 4th day of August 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitsfelder, City Clerk

**AGREEMENT
BETWEEN
CITY OF DUBUQUE, IOWA
AND
ST. MARK YOUTH ENRICHMENT**

THIS AGREEMENT (the “Agreement”), dated for reference purposes the 1th day of July 2025, is made and entered into by and between the City of Dubuque, Iowa (the “City”) and St. Mark Youth Enrichment, an Iowa non-profit corporation (the “Agency”).

WHEREAS, the City desires to engage the services of the Agency to provide St. Mark After School; and

WHEREAS, the Agency is willing to provide such services to the City upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of their mutual promises hereinafter set forth, the parties hereto agree as follows:

1. Scope of Services

Agency shall demonstrate its alignment with the City Council's goal Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable by providing within the city of Dubuque the services listed in the Memorandum of Understanding Exhibit B.

2. City Responsibilities

The City designates its Community Development Specialist, to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define the City's policies, and provide decisions in a timely manner pertinent to the work covered by this Agreement. The City's Community Development Specialist shall serve in this role until Agency has been advised in writing by City that such authority has been revoked.

City will provide opportunities to demonstrate this support by inviting the Executive Director of Agency and any employees working on services covered by this agreement to participate in the following professional development opportunities and supporting activities:

- a) The opportunity to be active and engaged participants in peer learning opportunities and strategic efforts;
- b) The opportunity to attend workshops offered or sponsored by City, including workshops that focus on developing teams and supporting organizational culture work with a focus for creating resiliency and promoting a sense of belonging within Agency and through Agency's work; and;

- c) Assistance in creating quarterly status reports that demonstrate the ways in which Agency's efforts are advancing the specific community-level outcomes for which Agency is provided funding; and

3. Time of Performance

The term of this Agreement shall be from July 1, 2025 through June 30, 2026 (the "Term").

4. Compensation

The City shall pay the Agency \$15,416 as compensation for the services provided by the Agency, which payment shall constitute full and complete compensation for such services.

The compensation shall be paid by City to Agency on a quarterly basis, within ten (10) days after receipt by City of a requisition of quarterly sum from Agency..

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on City's behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with City's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on October 15th, 2025, January 15th, 2026, April 15th, 2026, and July 15th, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

In alignment with the City Council's priority Financially Responsible, High-Performance City Organization, with a focus on data-driven decisions, Agency must demonstrate how its efforts advance participation by a wide variety of participants in its programming. Agency should also identify community-level outcomes it is actively working to advance. Reporting should include program-level data disaggregated with specific metrics the programming is aimed at advancing.

If the Agency has an annual audit performed, the Agency shall provide the City a copy of

the annual audit report within 60 days of audit completion. The audit shall be submitted as either an electronic or paper document to the City's Community Development Specialist.

7. Discrimination

7.1 In carrying the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

7.2 Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty (30) days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty (30) day period, this Agreement shall be deemed terminated at the end of such thirty (30) day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule G, included as Attachment A.

CITY OF DUBUQUE, IOWA

Brad M. Cavanagh, Mayor

ST. MARK YOUTH ENRICHMENT



Dawn Cogan, Executive Director

Witness:

Adrienne Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Council Goals and Priorities
- EXHIBIT B Memorandum of Understanding
- EXHIBIT C Insurance Schedule G

EXHIBIT A

CITY COUNCIL GOALS AND PRIORITIES

2024–2026

DUBUQUE CITY COUNCIL

GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024–2026 policy agenda as well as in-progress projects and capital projects for 2024–2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 – 2026 Top Priorities *(in alphabetical order)*

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 – 2026 High Priorities *(in alphabetical order)*

- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



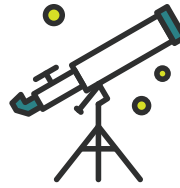
DANNY C. SPRANK
3RD WARD



KATY A. WETHAL
4TH WARD

VISION STATEMENT

Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome. Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT IN PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project– Phase 1: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion



Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase 1
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail – Phase 1 Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project – Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

EXHIBIT B
MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING

Agency shall provide within the City of Dubuque the following services:

1. Further City's Goal of Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable;
2. Provide St. Mark After School;
3. Comply with City Council goals and priorities set forth in Exhibit A; and
4. Support City's efforts to be a viable, livable, and equitable community, and to encourage a wide range of participants.

EXHIBIT C
INSURANCE SCHEDULE G

INSURANCE SCHEDULE G

1. Vendor shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Vendor Service Agreement dated July 1, 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The service provider shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Director of Finance and Budget. The service provider must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor's limits of liability are higher than the required minimum limits then the vendor's limits shall be this agreement's required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.
10. Vendor shall be responsible for deductibles/self-insured retention for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include agents name, phone number, and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE G (continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Vendor is not required to purchase Workers' Compensation Insurance, the Vendor shall have a copy of the State's Nonelection of

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

INSURANCE SCHEDULE G (continued)

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution product and completed operations coverage shall also be covered.

Each Occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10. (Ongoing operations) or its equivalent and CG 20 37 (completed operations).
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROFESSIONAL LIABILITY

\$1,000,000

Coverage required: ☐ Yes ☒ No

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

E) CYBER LIABILITY/BREACH

\$1,000,000

Coverage required: ☐ Yes ☒ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

F) UMBRELLA/EXCESS

\$1,000,000

Coverage required: ☒ Yes ☐ No

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

City of Dubuque Insurance Requirements for Vendors (Suppliers, Service Providers)

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
 2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
 3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.
 4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.
- No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**City of Dubuque
City Council**

CONSENT ITEMS # 8.

ITEM TITLE:	Request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) for the 2024 Healthy Homes Production Grant
SUMMARY:	City Manager recommending City Council approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) to fill the required role in the 2024 Healthy Homes Production (HHP) grant.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Request approval to hire a Lead Paint Healthy Homes Inspector
3. Memo_Transmit 2024 HUD Grant Applications
4. 24 Lead Grant - Full Submission
5. 24 HHP Grant - Full Submission

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

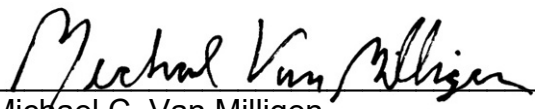
SUBJECT: Request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term)
for the 2024 Healthy Homes Production Grant

DATE: July 30, 2025

Assistant Housing & Community Development Director Michael Belmont is recommending City Council approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) to fill the required role in the 2024 HHP grant.

This role is fully funded by the grant and will have no impact on the general fund.

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
Sandi Folwer, Interim Housing & Community Development Director
Michael Belmont, Assistant Housing & Community Development Director

TO: Michael Van Milligen, City Manager

FROM: Michael Belmont, Assistant Housing & Community Development Director

DATE: June 16, 2025

RE: Request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) for the 2024 Healthy Homes Production Grant

Introduction

We are Requesting approval to hire a Lead Paint Healthy Homes Inspector (Limited Term), class code 6155-LT, for the 2024 Healthy Homes Production Grant

Background

The Housing and Community Development Department was recently awarded two new HUD grants: the 2024 Lead and Healthy Homes Grant (24-LHH) and the 2024 Healthy Homes Production Grant (24-HHP) . Additionally, we recently received a period of performance extension for the 2021 LHH Grant, which now runs through November 2025, and the 2022 HHP Grant remains active through October 2025.

Discussion

Each grant requires a dedicated Lead and Healthy Homes Inspector. The newly awarded 2024 LHH Grant includes funding for two lead and healthy home inspector positions for its entire performance period, which runs through January 1, 2029.

Currently, we have two inspectors - one assigned to the 2021 LHH Grant and the other to the 2022 HHP Grant. When those grants conclude, these inspectors can transition into the two funded positions under the 2024 LHH Grant.

However, to support the 2024 HHP Grant—which has a performance period through September 1, 2028—we will need to hire one additional full-time Lead and Healthy Homes Inspector. The salary range for this position is \$49,566.40 to \$64,750.40 annually. This role is fully funded by the grant and will have no impact on the general fund.

Recommendation

We respectfully request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) to fill the required role in the 2024 HHP grant.

CC: Cori Burbach, Interim Housing & Community Development Director

TO: Michael Van Milligen, City Manager
FROM: Michael Belmont, Assistant Housing & Community Development Director
DATE: June 27, 2025
RE: Transmit two 2024 HUD Grant Applications

Introduction

This memo is intended to provide information regarding the submission of two 2024 grant applications in to the U.S. Department of Housing and Urban Development (HUD). While the associated grant awards were properly routed to City Council for approval, the original applications were not transmitted to Council prior to submission, as is typically our standard practice.

Background

The City regularly seeks HUD grant funding to support Lead hazard control and environmental health programming. Our established protocol includes submitting either the grant application, or an intent to apply, to City Council for their information prior to sending them to the HUD.

Discussion

Applications for the 2024 Lead and Healthy Homes Grant and the 2024 Healthy Homes Production Grant were submitted earlier this year. However, neither the intent to apply, nor the applications were sent through Council for review in advance, which deviated from standard procedure.

Importantly, when the grant applications were successful, and HUD announced the awards for both grants, the City Council did review and approve the acceptance of those awards and the release of funds, which allowed the City to move forward with implementation. This step fulfilled the required formal authorization to receive and expend grant funds.

To maintain transparency, copies of the original grant applications are being provided to the City Manager's Office with this memo.

Recommendation

No additional action is needed at this time. This memo is for informational purposes only. Copies of both grant applications are attached for the City Manager's records.

CC: Cori Burbach, Interim Housing & Community Development Director

APPLICANT ABSTRACT FOR THE CITY OF DUBUQUE, IOWA.

Type of applicant	Current
Type of jurisdiction	< 3,500 occupied rental housing units
List complete Target Area	City of Dubuque, Iowa
Total Federal Amount Requested	\$5,197,053
Lead Funding. LBPHC/LHRD Requested	\$4,460,453
Healthy Homes Supplemental Requested	\$736,600
Match Commitment	\$691,888
Total Lead-Safe Units Proposed	90
Total Healthy Homes Interventions Proposed	90

This application seeks \$5,197,053 in HUD funding for a 48-month Lead-Based Paint Reduction Program in Dubuque, Iowa, which includes \$736,600 for Healthy Homes Supplemental activities. The program will be jointly administered by the City of Dubuque's Housing and Community Development and Healthy Services Department, with \$691,888 in matching funds from Community Development Block Grants and other local sources. Dubuque faces unique challenges as Iowa's older city and the second-oldest west of the Mississippi, including a high percentage of National Register Eligible housing stock in the urban center, which increases the cost associated with lead hazard control and healthy homes interventions. Additionally, deferred maintenance issues with historic buildings will be addressed through the Healthy Homes Supplement, while the city's location in Radon Zone 1 necessitates professional testing and mitigation systems.

Despite a decrease in childhood lead poisoning rates, elevated blood lead levels and the presence of lead-based hazards in homes remain significant problems in Dubuque. The City has extensive experience with Lead Hazard Control Programs, having received eight Lead Hazard Control Grants since 1997, with the most recent award, IALHB0073-21, running from November 2021 to May 2025. This grant aims to improve some of Dubuque's most distressed housing, particularly for disadvantaged families, while also strengthening neighborhood infrastructure. By leveraging significant resources and collaborating with multiple community partners, this program seeks to create a more energy-efficient, safe and healthy community for Dubuque's children, addressing both lead hazards and other health concerns in Iowa's oldest housing stock.

RATING FACTOR ONE.

a. Performance History: The City of Dubuque's Lead Hazard Control/Healthy Homes (LHCHH) Program is steadily advancing toward its goals. To date, the program has achieved 57% of its Assessment benchmark and is nearing 30% of its completed units benchmark, with a program completion in May 2025. While progress has been influenced by factors such as material availability, rising costs, and contractor capacity, the program remains committed to overcoming these challenges. One key focus is addressing the need for more contractors with proper lead insurance, which has impacted participation. In response, the program is implementing several proactive strategies, including targeted outreach to Housing Choice Voucher property owners, seeking referrals from code enforcement, increasing community and contractor meetings/engagement, and intensifying marketing efforts for multi-unit properties. The LHCHH Program continues to offer substantial financial assistance of up to \$30,000 per home to eligible low- and moderate-income households. With these focused efforts, the City of Dubuque is confident in accelerating progress and maximizing the program's impact as it approaches its program completion in 2025.

b. Program Administration and Oversight: (1) The City of Dubuque has successfully managed a Lead Hazard Control Program since 1997, demonstrating a long-standing commitment to addressing lead-based paint hazards in the community. The program's administration is structured to ensure efficient operation and oversight. The Program Manager (PM) has over five years of experience in lead paint inspection and public education. The PM collaborates closely with the Project Director and a Public Health Specialist (Health Department Liaison) through bi-weekly meetings to track progress, discuss financial matters and address operational challenges. An experienced Housing Financial Specialist (HFS) prepares invoices

and purchase orders which are then approved by the Housing Department Director. To ensure compliance and proper use of funds, the PM conducts monthly reviews of all expenses to verify eligibility. An expense spreadsheet (See ATTACHMENT 1) is updated monthly to track all financial activities in conjunction with a robust project management software. The Department Director reviews expenses before submitting a drawdown request via the HHGMS (Healthy Homes Grant Management System) LOCCS (Line of Credit Control System). When required or requested, detailed documentation, including copies of all invoices for the month, is included with the LOCCS request. The Lead and Healthy Homes Inspector will be conducting environmental reviews for each property. This comprehensive approach to program management and financial oversight has contributed to the program's longevity and success, having made over 1,300 units lead-safe since its inception.

(2) Program funding for projects follows a structured approach where allocations and disbursements are tied directly to verified accomplishments. The Inspector plays a crucial role in this process, utilizing a Payment Verification Packet (ATTACHMENT 2) to certify the completion of each line item in the scope of work. Contractors are required to submit invoices, for processing payments that align with the approved work documents in the payment packet. No payment is made to the contractor without verification of work completed. Permitted work must be approved by a Building Inspector prior to final payment.

(3) The target area is the entire City of Dubuque. The city faces significant housing challenges, in its older neighborhoods. 61% of the residents in these tracts have low to moderate income with 40% of the community's children residing in these areas. These older neighborhoods contain some of the most affordable housing options for low-income populations, including a disproportionate number of minority residents. Many families relocate to Dubuque from larger

metropolitan areas seeking housing stability, safety, education, employment, and opportunities for asset building. City of Dubuque's program will target efforts to older, low-moderate income areas while working in conjunction with existing city neighborhood improvement incentives and activities. The city will aim to alleviate the cost burden for residents while addressing health and safety issues in this unique and important housing stock.

(4) The City of Dubuque's Finance Department assigns every program a unique project number. An activity code specific to the new Lead/Healthy Homes funds will ensure the funds are not comingled. Oversight by the Finance and Budget Department Director and staff provides redundant safeguards.

(5) The City of Dubuque's program is managed internally by city staff utilizing Neighborly software. The Inspector is responsible for conducting and uploading all Environmental Reviews to HEROS before funds are committed to projects. The program partners with the Visiting Nurse Association (VNA), which submits monthly invoices detailing hours worked on each project. This partnership allows for efficient tracking of services. By conducting the program operations internally, the City of Dubuque can maintain direct control over program implementation, financial management, and regulatory compliance.

(6) Key personnel include a Project Director, Health Department Liaison and a Program Manager responsible for this grant only, two Lead Inspector/Risk Assessors, and one Fiscal Officer (Housing Financial Specialist). Current Lead/HH Program staff listed will transition to the new grant after completion of existing grant. When needed, other lead-certified staff will be available to assist with coordination and efficiency. (Resumes are ATTACHMENT 3)

Name & Title	Description of Duties
Alexis Steger, Housing Director (5%)	Referral source, Financial/LOCCS Draw request review, (Project Director)

Mary Rose Corrigan, Public Health Specialist (7%)	Health outcomes, Health contact, EBL management, program oversight, community & health care provider, education (Health Department Liaison)
Christina Schneider, Program Manager (100%)	HUD Contact, reporting, financial & performance tracking, LOCCS draws, inspection report & work specification review, contract signing, outreach & education, sustainability
Kelly Davis Lead/HH Inspector (95%)	Lead Inspection/Risk Assessment, Healthy Homes Assessment, Tier II Environmental Reviews, develop scope of work, 106's, bid process, project management, training & contractor liaison
Ragan Griffin Lead/HH Inspector (86%)	Lead Inspection/Risk Assessment, Healthy Homes Assessment, Tier II Environmental Reviews, develop scope of work, 106's, bid process, project management, training & contractor liaison
Tami Conzett, Housing Financial Specialist (100%)	Waiting List management, application/intake, eligibility determination, file maintenance, document prep, draw and match monitor, relocation coordinator, payment oversight, scheduling, Section 3, Lead Safe Registry (Fiscal Officer)

(7) The current PM, Christina Schneider, who is an Iowa certified Lead Abatement Contractor and Lead Inspector/Risk Assessor will transition to the new grant to begin start-up.

c. **Sub recipient and Sub grantee:** (1) The Dubuque VNA (UEI: FKYCGJLBSMF6), a non-profit public health services organization, provides Home Advocacy staff for program participants as well as community outreach and education. The VNA Home Advocate conducts an in-depth assessment of the participant's health, social capital, economic state, education and built environment. By considering the family's social determinants of health, the Advocate can prioritize challenges in a way that enhances resilience and strengthens families and neighborhoods. Additionally, the VNA offers lead testing for children within the program and throughout the community, alongside nursing case management for elevated blood lead levels (EBLs).

(2) The key personnel from partnership are **(See ATTACHMENT 4 for resumes):**

Name & Title	Description of Duties
Stacey Killian, Director	Provides oversight of the partnership, authors and executes the Program Contract and provides community outreach and education.
Michelle Zurcher, RN, BSN	Primary VNA lead staff nurse, provides BLL testing to all children under six of participating families, provides the CLPPP services, provides

	medical case management, home visits for EBL children, medical, dental, and social service referrals, community outreach/education.
Amy Smith Home Advocate	Liaison between health/social services and Program participants to link community services and improve the quality and cultural competence of service delivery. Assesses health, safety, social, & relocation needs.

d. Partnerships: (1) Dubuque’s program is integrated within the Housing and Community Development Department, working closely with the city’s code enforcement, housing authority and community development initiatives. This integration is both organic and deliberately cultivated to maximize efficiency and effectiveness. The program’s structure ensures that Lead and Healthy Homes staff are strategically incorporated into relevant interdepartmental teams. For instance, the Lead Inspector is part of the comprehensive Inspection Team, while the Program Manager participates in the Department Supervisor Team. This arrangement facilitates seamless communication and coordination across different city functions.

(2) Since 1994, the Lead Hazard Control Program has worked closely with the Health Department's Childhood Lead Poisoning Prevention Program (CLPPP) in alignment with the Iowa Department of Health and Human Services' (IDHHS) statewide strategic plan to reduce childhood lead poisoning. This collaborative effort focuses on primary prevention, coordinated service delivery, and ensuring secondary prevention services. Key activities include blood lead testing for children aged 12-35 months and all children under six years old according to IDHHS protocol, monitoring confirmation rates for blood lead levels of 10 µg/dL or higher and raising awareness of housing-based primary prevention measures. The partnership also provides environmental investigations and case management for families with lead-poisoned children, coordinates efforts between public health agencies, child service organizations, and community groups serving children, and offers medical case management for affected children. Additionally, the collaboration emphasizes education, outreach, and training on primary prevention strategies

and exposures related to housing and occupational lead. This comprehensive approach is facilitated through the strong relationship between the Lead Hazard Control Program and the Health Department, ensuring a unified effort to combat childhood lead poisoning in Iowa.

(3) Grassroots, community-based organizations play a crucial role in the success of Dubuque's Program, which is part of the Green and Healthy Homes Initiative (GHHI), a nationwide effort to create healthier and safer living environments. The program takes a comprehensive approach by addressing multiple housing-related hazards simultaneously, including lead paint, moisture intrusion, allergens, and radon. The Dubuque Visiting Nurse Association serves as the liaison for the local GHHI chapter, which meets quarterly. This collaboration brings together various partners including the Health Department, Sustainability Department, Fire and Police Departments, Crescent Community Health Center, Hawkeye Area Community Action Agency, Energy companies (Black Hills Energy and Alliant Energy), Green Iowa AmeriCorps, Dubuque Community School District and Hillcrest Family Services. This partnership aligns with HUD's eight Healthy Homes principles and significantly enhances the community's capacity to address lead. To further promote lead testing and program enrollment, Lead and Healthy Homes staff attend monthly meetings with the local Community Partnership for Protection of Children, a coalition of over 30 community organizations.

e. **Contractor Capacity and Public Private Partnerships:** (1) The current Program primarily utilizes seven certified Lead Abatement Firms (LAF) that each have one Lead Abatement Contractor and up to five Lead Abatement Workers (LAW). The contractors have from one year to twenty years of experience. Four of the LAFs have secured the bulk of the projects from the current Lead/HH Program, two of which have larger crews to complete more intense projects. The other two LAFs have smaller crews limiting their capacity. The Program plans to expand

the contractor workforce by partnering with the local community college that offers a construction trades track. Additional marketing will be directed to high school contacts and career/workforce development agencies.

(2) Scholarships are provided to assist LAFs to train and certify new LAWs. In the current grant round, assistance totaling \$12,600 was provided to certify new LACs and LAWs. We will continue to expand our contractor base and build capacity by offering scholarships and financial assistance, along with targeted marketing, particularly for Section 3 contractors and workers. Collaboration between social service agencies, faith-based organizations, schools, local business, the medical community, and City departments is facilitated by quarterly meetings of the GHHI resource group. This group is critical to creating and sustaining the infrastructure to support the citizen health and safety priorities of Dubuque's City Council and the Lead/HH Program.

RATING FACTOR TWO. JUSTIFICATION OF APPLICANT NEED

a. **Target Area Need:** The Lead/HH Program will encompass the entire City of Dubuque.

Table 1A				
City of Dubuque Data	Target Area Results	Comparison Data	Comparison Data Results	Justification of need percentage
Pre-1978 Housing Units	18,852	Total Housing Units (All)	25,198	75%
Children under six (6) years old	4,190	Total Population (All Ages)	59,315	7%
Low-Income Families	11,275	Total Population of Families	24,150	47%
Data Point	Source of Data for Table 1A			
Pre-1978 Housing Units	https://data.census.gov/table/ACSST5Y2022.S0101?g=060XX00US1906191085			
Children under 6	https://data.census.gov/cedsci/table?q=Dubuque%20City%20Iowa&tid=ACSST5Y2019.S0101			
Low-Income Families	https://www.huduser.gov/portal/datasets/cp.html			

Table 1C				
Data Year	Jurisdiction	# of children under six (6) in jurisdiction	# of children under six (6) in Dubuque tested for confirmed EBLL	% of children under six (6) in Dubuque tested for confirmed EBLL
2022	City of Dubuque	4,277	759	17.75%
Data Year	Target Area	# of children under six (6) in target area	# of children under age six (6) in target area with a confirmed EBLL (>=5)	% of children under age six (6) in target area with a confirmed EBLL (>=5)
2022	City of Dubuque	4,277	37	.9%
Data Point		Source of Data for Table 1C		
# of children under six (6) in jurisdiction		https://data.census.gov/cedsci/table?q=Dubuque%20City%20Iowa&tid=ACST5Y2019.S0101		
# of children under age six (6) in jurisdiction tested for confirmed EBLL		https://data.idph.state.ia.us/t/IDPH-DataViz/views/Under6AnnualTenLargestCities/CityLevelData?iframeSizedToWindow=true&%3Aembed=y&%3AshowAppBanner=false&%3Adisplay_count=no&%3AshowVizHome=no&%3Arender=false		
# of children under age six (6) in jurisdiction with a confirmed EBLL		https://data.IDHHS.state.ia.us/t/IDHHS-DataViz/views/Under6AnnualTenLargestCities/CitybyBLLevel?iframeSizedToWindow=true&%3Aembed=y&%3AshowAppBanner=false&%3Adisplay_count=no&%3AshowVizHome=no&%3Arender=false		
# of children under age six (6) in target area		https://data.census.gov/cedsci/table?q=Dubuque%20City%20Iowa&tid=ACST5Y2019.S0101		
# of children under age six (6) in target area with a confirmed EBLL (>=5 ug/dL)		https://data.idph.state.ia.us/t/IDPH-DataViz/views/Under6AnnualTenLargestCities/CitybyBLLevel?iframeSizedToWindow=true&%3Aembed=y&%3AshowAppBanner=false&%3Adisplay_count=no&%3AshowVizHome=no&%3Arender=false		

2. **Target Area Need – Narrative Response.** (1) The EBLL and blood lead testing requirements recommend all children get a blood lead test at 1, 2 and 3 years of age. Specifically, the IDHHS and city of Dubuque’s CLPPP recommend ensuring blood lead testing of ALL children between 12 and 35 months of age, along with confirmation BLL’s greater than or equal to 10 µg/dL, the IDHHS action level for case management. However, the CLPPP uses 5 ug/dL for follow up case

management. Iowa law requires children entering kindergarten to have at least one blood lead test.

(2) The City of Dubuque follows the IDHHS EBL Case Management Protocols set forth by the Iowa Department of Health and Human Services:

[https://IDHHS.iowa.gov/Portals/1/userfiles/106/Case%20Managment%20Protocol_August2016.](https://IDHHS.iowa.gov/Portals/1/userfiles/106/Case%20Managment%20Protocol_August2016.pdf)

[pdf](#) The Health Department and VNA Lead Nurse monitor all blood tests for Dubuque via HHLPPS where all blood lead levels and notify our program when there is an EBL that requires environmental intervention.

(3) Households with an EBL (5 ug/dL or greater) child under the age of six followed by households with any child under six years will be prioritized for lead hazard control work. The Housing Choice Voucher (HCV) program, administered through the Housing Department, assists with prioritization by referring HCV residents with a child under 6 years via a query a pre-1977 HCV units in which children under the age of six reside. Also prioritized are households and landlords of pre-1978 housing utilizing other Housing Department improvement programs.

RATING FACTOR THREE. BUDGET PROPOSAL

Budget Planning Documentation. (1) See ATTACHMENT 5 for HUD 424 CBW for Lead Hazard Control Costs. (2) See ATTACHMENT 6 for HUD 424 CBW for Healthy Homes Supplemental Funding. (3) Justification for requesting higher cost units: Dubuque's older housing stock directly contributes to the historic fabric of the city, making historic preservation a priority. This increases costs for lead hazard control, especially if components are in poor condition and need to be replaced with historically accurate replacements to maintain the integrity of the structure.

(4) Under the previous grant, funding was allocated to identify and control lead hazards in housing units, particularly targeting homes built before 1978 and those in low-income and minority neighborhoods. This involved lead hazard control activities, including lead paint removal and stabilization, and ensuring long-term safety for residents, especially children under six years of age. With the increased funding, the plan will scale up these activities. This will be achieved by expanding geographic coverage to target additional high-risk areas that we previously underserved, leveraging advanced lead detection and abatement technologies to enhance efficiency and effectiveness, recruiting more certified lead abatement professionals to accelerate the lead hazard control processes, and collaborating with local non-profits to leverage additional resources and expertise.

The prior grant focused on building local capacity by training individuals in lead-safe work practices and certifying them in EPA or state lead certification disciplines. This included training in renovation and maintenance activities to ensure they are conducted safely and effectively. The increased funding will allow for a more extensive training program by updating training materials to include the latest best practices and regulatory requirements.

The previous grant included targeted outreach and education programs to inform community members about lead hazards and prevention strategies. This involved educating property owners, tenants and the public on the benefits and expectations of the lead hazard control program. With additional funds, the community education efforts will be expanded by launching a larger-scale public awareness campaign using input and resources from the city's Public Information Office. This includes organizing workshops in collaboration with local community organizations to provide education and resources.

Additional Match. See Match Commitment letters ATTACHMENT 7.

Match Source	Match Use	Match Amt
CDBG	direct lead hazard control (20 units at \$15,000)	\$300,000.00
Owner Contribution	direct lead hazard control; 10% of project total on 60 rental units (\$3,000x60)	\$180,000.00
In-Kind	office space & utilities (\$2,500/month)	\$105,000.00
In-Kind	Housing Director oversight (2 hours per week) Health Department Liaison (3 hours per week) (Each with fringe benefits)	\$70,081.86
Relocation Fee	Property owner contribution towards relocation (\$200 for 60 relocations)	\$12,000.00
VNA	Outreach & Education 130 hours @ \$56.20/hr.	\$7,306.00
Local Hotels	Discount Rate @ \$35.00/night for 10 nights for 50 relocations	\$17,500.00
TOTAL		\$691,888
PERCENT		15.51%

Budget Justification Narrative. (1) See ATTACHMENT 8 for Lead Hazard Control cost

justification. (2) See ATTACHMENT 9 for Healthy Homes Supplemental cost justification.

Fiscal Oversight and Financing Strategy Narrative. (1) The financing strategy is a three-year forgivable loan (one-third forgiven every year). When an applicant with eligible children applies, their total gross family income is verified through third party documents and verifications utilizing HUDs Part 5 Annual Income definition. Housing Choice Voucher participants may sign a release of information for our staff to obtain their HUD-50058 from the Housing Authority to verify income information. An inspection is then scheduled, completed, Tier II Environmental Review is completed, the project is bid, awarded, then the property owner closes on the loan. Required documentation is signed and notarized; Promissory Note and mortgage lien are then filed. Rental property owners must abide by the conditions of the Program, (marketing and renting participating units to income eligible families with preference to children under six) for not less than 36 months. For all projects higher than \$30,000, approval will be sought from the GTR to accept the project.

(2) The PM will administer and oversee approval of the bid specs, tours, contract award, and closing. Housing Financial Specialist, Tami Conzett, has several years of experience working in

the finance industry and can navigate the financial systems and procurement policies competently. Additionally, the Housing and Community Development Department Director, Alexis Steger, is a CPA and has worked as an Accountant for the City and will monitor program financials and review/approve all LOCCS draws.

(3) Rental property owners will contribute 10% of the total Lead costs (avg. \$3,000) Property owners will provide a \$200 relocation fee per unit.

(4) Each year a survey is sent to the property occupants to verify income and presence of children. If the property owner has not abided the conditions, the loan must be repaid (pro rata). The mortgage lien will not be released until payback is received. If a rental property is sold, the new owners may assume the promissory note and a new mortgage is filed for the remainder of the 36 months (starting at contract signing date).

(5) Costs will be monitored closely to ensure that averages are being maintained. The contract will be awarded to the lowest responsible bidder, and no change orders will be approved unless agreed upon by the Contractor, PM, Inspector, and property owner, for newly discovered issues arising as part of the work.

Section 3 Strategy. The Program will continue to market to low-income and diverse individuals and offer scholarships to assist with training and certification costs. All projects are advertised on the City's website and through a text "Notify Me" service. A Contractor Open House will be held at a local venue to promote the work through City Programs. The city partners with Northeast Iowa Community College to promote employment opportunities to their students completing a Construction certificate. The city has a formalized Section 3 Plan for compliance and consistency.

Sustainability of Fiscal Resources. (1) The City of Dubuque continues to focus efforts on lead hazard control (LHC) and healthy homes as is evident through the City Council Goals & Priorities and noted in our Consolidated Plan (See ATTACHMENT 10 for Consolidated Plan link, and ATTACHMENT 11 for HUD2291). The City will continue to request local CDBG funds after the conclusion of this grant to implement LHC, although these funds are less impactful than the HUD LHC grant. The city is developing a model to sustain Program staff to continue LHC efforts through other funding sources and has made the Lead Inspector/Risk Assessor position permanent. Non-CDBG funds will be requested at the end of the current grant period to continue the LHC efforts; however, this funding cannot be requested or committed prior to the City Council budget process preceding the fiscal year in which funds are needed. A closer partnership with Rental Code Enforcement will help sustain LHC efforts in rental units throughout the city. Owners of pre-1978 rental housing will be given information on Lead Safe Renovator requirements. Ongoing education of the hazards and laws of lead-based paint is part of the required Successful Rental Property Management course offered twice per year to rental property owners and managers.

In addition to LHC, local resources have been allocated to prevent lead from entering the water supply when a lead water line is replaced to update infrastructure. Replacing lead water lines entering homes when surrounding infrastructure is being upgraded as part of City operations. Lead water line replacement will continue to be a focus of the city until all lead water lines have been replaced, which is estimated at 5,554 homes.

Our City prioritizes lead poisoning prevention on multiple fronts including education and neighborhood development to keep our residents safe and healthy. Additional HUD Lead Hazard

Reduction funds will allow the City of Dubuque to continue making significant strides towards this goal.

(2) The City of Dubuque focuses on Healthy Homes interventions through code enforcement, CDBG-funded programs, other Federal, state, and local funding, and partnerships with other organizations. Dubuque's CDBG allocates for housing rehabilitation, as well as the city is currently managing a Healthy Homes Production Grant through HUD. Partnerships with Green Iowa AmeriCorps for energy audits and interventions are also key to sustaining our progress with Healthy Homes.

RATING FACTOR 4. EQUITY PROVISIONS

- a. **Racial Composition** - Utilizing census data, the project area is predominantly white (90%), but our outreach and marketing efforts aim to increase the participation of minority populations. As these efforts grow, we expect to see a more diverse group benefiting from the program.

Potential Barriers - Minority populations in Dubuque face significant housing challenges, including limited access to affordable, quality housing and language barriers for non-English speakers. These challenges often lead to unsafe living conditions for these communities.

Preventing, Reducing or Eliminating Barriers - To improve housing quality, we plan to invest in rehabilitating existing homes and expanding education and outreach programs, particularly for non-English speakers. Partnering with local colleges to offer ESL classes will help residents better access housing resources.

Tracking Process of Efforts - The City will utilize proven methods from previous HUD grants to track and evaluate progress. We will continuously update data to measure the effectiveness of our efforts in advancing racial equity, with the goal of increasing safe and healthy homes for minority populations.

- b. **Equity, Affirmative Marketing and Outreach** - We will implement a broad marketing and outreach strategy to ensure widespread awareness of the program benefits. This includes collaborating with local organizations, using social media, radio, and print media, and conducting in-person outreach at community centers and events. Our goal is to inform all eligible individuals and ensure they can access the available opportunities.
- c. **Equity, Experience Promoting Racial Equity** - Our organization has extensive experience working with underserved communities through various programs tailored to their unique needs. We have successfully improved access to affordable housing and ensured equitable service distribution. Additionally, we have developed staff resources and training to advance racial equity within our organization and the communities we serve. Our commitment to racial equity is shown through our continuous monitoring and evaluation of program impacts, making adjustments as necessary to meet the needs of underserved communities.
- d. **Equity, Affirmatively Furthering Fair Housing** - The City will implement strategies such as housing trusts to preserve affordable housing and prevent displacement. Community initiatives will be promoted to foster interaction among diverse groups. Staff will involve citizens in projects to ensure their needs are met. Regular ongoing training will be provided to housing providers and city staff on civil rights and fair housing laws.

Section 3. See ATTACHMENT 12 for Dubuque's formal Section 3 Plan.

Account # Description	Draw #	FY 19	13	14	15	16	17	18	19	20	21	22	23	24	25	26			TOTAL	Balance
	BUDGET \$	Totals	FY 20 June	FY 21 July	August	September	October	November	December	December #2	January	February	March	April	May	June	Encum.			
61010 Wages (Direct Labor)	\$ 844,535.60	\$ 28,357.98	\$ 8,460.38	\$ 16,155.51	\$ 12,553.60	\$ 11,975.45	\$ 11,634.29	\$ 13,636.52	\$ 12,549.51		\$ 15,502.77	\$ 17,524.68	\$ 16,361.76	\$ 16,364.50			\$ -	\$	326,031.22	\$ 518,504.38
61092 Vacation Payoff					\$ 3,016.60									\$ 492.38				\$	3,508.98	
61310 IPERS		\$ 2,697.12	\$ 798.65	\$ 1,525.08	\$ 1,185.08	\$ 1,130.48	\$ 1,098.28	\$ 1,287.29	\$ 1,184.66		\$ 1,463.45	\$ 1,654.33	\$ 1,544.56	\$ 1,544.80			\$ -	\$	30,797.35	
61320 S.S.		\$ 1,915.34	\$ 594.47	\$ 1,182.46	\$ 1,114.47	\$ 874.37	\$ 849.04	\$ 934.07	\$ 1,034.63		\$ 1,150.26	\$ 1,316.61	\$ 1,195.14	\$ 1,183.83			\$ -	\$	23,235.41	
61410 Health Ins		\$ 6,011.21	\$ 1,177.01	\$ 1,209.65	\$ 2,668.09	\$ 1,953.09	\$ 1,824.35	\$ 2,070.56	\$ 1,047.89		\$ 1,772.20	\$ 1,135.21	\$ 831.50	\$ 3,465.19			\$ -	\$	56,465.36	
61416 Life Ins		\$ 31.42	\$ 7.98	\$ 12.88	\$ 13.00	\$ 13.45	\$ 13.53	\$ 13.55	\$ 13.54		\$ 12.24	\$ 15.41	\$ 14.90	\$ 16.71			\$ -	\$	307.19	
61660 Physicals		\$ 133.50		\$ -													\$ -	\$	271.50	
61415 Workmans comp	\$ 10,000.00							\$ 7,765.74										\$	7,765.74	\$ 2,234.26
62436 Parking (3) staff, 39 mos	\$ 5,499.00	\$ 331.00	\$ 4.00		\$ 23.50	\$ 47.00	\$ 70.50	\$ 47.00	\$ 47.00		\$ 94.00	\$ 94.00	\$ 94.00	\$ 94.00				\$	1,512.50	\$ 3,986.50
Reimbursement														\$ (121.84)				\$	(121.84)	
Subtotal Total Fringe Benefits	\$ 360,016.07	\$ 11,119.59	\$ 2,578.11	\$ 3,930.07	\$ 5,004.14	\$ 4,018.39	\$ 3,855.70	\$ 4,352.47	\$ 11,093.46				\$ 3,680.10	\$ 6,182.69				\$	120,233.21	\$ 239,782.86
TOTAL Wages/Benes	\$ 1,204,551.67	\$ 39,477.57	\$ 11,042.49	\$ 20,085.58	\$ 20,574.34	\$ 15,993.84	\$ 15,489.99	\$ 17,988.99	\$ 23,642.97		\$ 19,994.92	\$ 21,740.24	\$ 20,041.86	\$ 23,039.57			\$ -	\$	449,773.41	\$ 754,778.26
62521 Vehicle Maintenance	\$ 6,033.16	\$ 412.19		\$ 25.22	\$ 24.07			\$ 165.18				\$ 37.18	\$ 296.21	\$ 157.44				\$	3,648.48	\$ 2,384.68
62511 Vehicle Fuel		\$ 283.93	\$ 17.05				\$ 46.32		\$ 24.25			\$ 45.43	\$ 26.39	\$ 74.99				\$	-	\$ 1,560.00
62436 Parking - City cars (2)	\$ 1,560.00																	\$	1,764.19	\$ 635.81
62310 Conference Registration	\$ 2,400.00	\$ 1,505.85	\$ (520.00)															\$	542.99	\$ 4,857.01
62310 Airfare	\$ 5,400.00																	\$	200.25	\$ 2,655.75
62310 Per Diem	\$ 2,856.00																	\$	1.25	
62340 City travel																		\$	11.41	
61651 Meals No Overnight																		\$	-	\$ 8,028.00
62310 Hotel	\$ 8,028.00																	\$	-	
62320 Travel-City Business		\$ 786.00																\$	819.70	
TOTAL Travel Costs - Staff	\$ 26,277.16	\$ 2,987.97	\$ (502.95)	\$ 25.22	\$ 24.07	\$ -	\$ 211.50	\$ -	\$ 24.25		\$ -	\$ 82.61	\$ 322.60	\$ 232.43				\$	6,988.27	\$ 19,288.89
62611 XRF Analyzer	\$ 15,580.04																\$ -	\$	15,830.00	
62611 XRF Analyzer Resourcing	\$ 5,240.00																	\$	3,247.48	\$ 1,992.52
62611 XRF Analyzer Battery Packs	\$ 100.00							\$ 47.90					\$ 24.95					\$	124.10	\$ (24.10)
TOTAL Equipment	\$ 20,920.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47.90		\$ -		\$ 24.95					\$	19,201.58	\$ 1,718.46
62010 Office Sup.	\$ 3,000.13	\$ 29.94					\$ 7.19				\$ 251.15			\$ 32.15			\$ -	\$	923.73	\$ 2,076.40
71110 Misc. Office Sup.				\$ 70.00			\$ 108.02		\$ 35.60									\$	774.72	
71124 Tablet	\$ 2,050.00																	\$	-	\$ 2,050.00
71124 Computer	\$ 9,200.00	\$ 4,300.69															\$ -	\$	4,313.68	\$ 4,886.32
TOTAL Supplies & Materials	\$ 14,250.13	\$ 4,330.63	\$ -	\$ 70.00	\$ -	\$ -	\$ 115.21	\$ -	\$ 35.60		\$ 251.15		\$ 32.15					\$	6,012.13	\$ 8,238.00
62764 Lead Hazard Reduction	\$ 1,493,500.00		\$ 32,752.18	\$ 17,240.68	\$ 27,567.90	\$ 18,603.08	\$ 32,357.50	\$ 13,510.25		\$ 84,810.00	\$ 22,432.00	\$ 6,552.50	\$ 13,705.00	\$ 35,024.50				\$	429,964.10	\$ 1,063,535.90
62761 Contracted Service VNA	\$ 58,800.00		\$ 1,444.41			\$ 1,870.90	\$ 1,139.06	\$ 1,621.60	\$ 3,310.89			\$ 1,350.40	\$ 1,047.77	\$ 1,527.55				\$	32,485.67	\$ 26,314.33
TOTAL Subcontracts Cost	\$ 1,552,300.00	\$ -	\$ 34,196.59	\$ 17,240.68	\$ 27,567.90	\$ 20,473.98	\$ 33,496.56	\$ 15,131.85	\$ 3,310.89	\$ 84,810.00	\$ 22,432.00	\$ 7,902.90	\$ 14,752.77	\$ 36,552.05				\$	462,449.77	\$ 1,089,850.23
62011 Uniforms	\$ 800.00	\$ 301.93			\$ 35.96		\$ 132.00		\$ 1.69			\$ 5.00	\$ 127.60					\$	620.11	\$ 179.89
62030 Postage & Fed Ex	\$ 6,300.00	\$ 219.06	\$ 8.00	\$ 1.90		\$ 4.21	\$ 10.90	\$ 7.81			\$ 34.85	\$ 1.56	\$ 4.10	\$ 9.42				\$	1,135.14	\$ 5,164.86
62031 Processing Materials	\$ 504.00	\$ 12.58																\$	12.58	\$ 491.42
62090 Printing	\$ 2,100.00													\$ 396.50				\$	562.60	\$ 1,537.40
62110 Copying/Reproduction	\$ 2,100.00	\$ 31.45		\$ 0.03	\$ 0.56	\$ 0.68	\$ 1.83	\$ 0.98	\$ 0.62		\$ 3.14	\$ 5.13	\$ 2.66	\$ 2.74				\$	143.50	\$ 1,956.50
62130 Advertising & Outreach	\$ 7,350.00	\$ 1,232.99	\$ 1,700.00			\$ 75.00	\$ 625.12				\$ 625.12							\$	7,538.44	\$ (188.44)
62360 Training - Staff	\$ 20,015.00	\$ 5,033.05	\$ 264.00										\$ 30.00	\$ 1,010.00				\$	14,964.72	\$ 5,050.28
62360 Training - Other Capacity	\$ 12,600.00	\$ 7,700.00																\$	12,600.00	\$ -
62421 Telephone & Cell Usage	\$ 8,400.00	\$ 735.56		\$ 146.48	\$ 142.98	\$ 145.64	\$ 142.69	\$ 143.34	\$ 140.75		\$ 141.34	\$ 143.91	\$ 255.93	\$ 197.63				\$	3,820.83	\$ 4,579.17
62667 Data Services		\$ 30.46		\$ 13.89	\$ 13.17	\$ 13.82	\$ 12.42	\$ 12.67	\$ 11.32		\$ 11.60	\$ 12.36	\$ 10.90	\$ 12.24				\$	290.48	
72418 Telephone Related		\$ 149.99											\$ 149.99	\$ 149.99				\$	449.97	
73112 Relocations	\$ 64,000.00		\$ 5,800.05	\$ 930.71	\$ 2,416.02	\$ 503.70	\$ 571.15	\$ 1,456.84	\$ 3,895.23		\$ 39.02	\$ 3,272.39	\$ 3,178.86	\$ 3,140.32				\$	34,770.73	\$ 29,229.27
62729 Dust Wipe Testing	\$ 37,500.00	\$ 117.00	\$ 208.00	\$ 439.00	\$ 524.00	\$ 195.00	\$ 685.46		\$ 312.00			\$ 205.00		\$ 350.00				\$	8,707.13	\$ 28,792.87
Other Misc (Pollution Insurance, Audit & Legal Fees)																		\$	-	
62208	\$ 20,000.00								\$ 2,440.02		\$ 600.00							\$	16,795.07	\$ 3,204.93
TOTAL Direct Costs	\$ 181,669.00	\$ 15,564.07	\$ 7,980.05	\$ 1,532.01	\$ 3,132.69	\$ 938.05	\$ 2,181.57	\$ 1,621.64	\$ 6,801.63		\$ 1,455.07	\$ 3,645.35	\$ 3,760.04	\$ 5,268.84				\$	102,411.30	\$ 79,257.70
62764 Healthy Homes Loans	\$ 576,000.00		\$ 11,953.96	\$ 9,976.50	\$ 4,224.00	\$ 7,085.00	\$ 8,999.00	\$ 1,350.00	\$ 19,240.00		\$ 9,875.00	\$ 3,725.00	\$ 6,600.00	\$ 19,675.00				\$	149,127.86	\$ 426,872.14
72515 Healthy Homes Equipment	\$ 5,000.00		\$ 29.99		\$ 121.96		\$ -	\$ -	\$ 289.00									\$	1,263.94	\$ 3,736.06
TOTAL Healthy Homes Supplemen	\$ 581,000.00	\$ -	\$ 11,983.95	\$ 9,976.50	\$ 4,345.96	\$ 7,085.00	\$ 8,999.00	\$ 1,350.00	\$ 19,529.00		\$ 9,875.00	\$ 3,725.00	\$ 6,600.00	\$ 19,675.00				\$	150,391.80	\$ 430,608.20
TOTAL BUDGET COSTS/ACTUAL	\$ 3,580,968.00	\$ 62,360.24	\$ 64,700.13	\$ 48,929.99	\$ 55,644.96	\$ 44,490.87	\$ 60,493.83	\$ 36,092.48	\$ 53,392.24	\$ 84,810.00	\$ 54,008.14	\$ 37,096.10	\$ 45,477.27	\$ 84,824.99	\$ -	\$ -		\$	1,197,228.26	\$ 2,383,739.74

City of Dubuque
Lead and Healthy Homes Program
Contractor Payment Packet



Client Name: Jane A. Smith
Address: 1234 Main Street
Contractor: Lead Abatement Construction, LLC

	QTY	Contractor Cost	Contractor Cost	Request 1 Lead	Request 1 HH	Request 2 Lead	Request 2 HH	Request 3 Lead	Request 3 HH
ROOM 1: PORCH									
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 1 and insulate weight pockets. Side C	1	400							
2 Window Sill - Strip window sills/prime & paint. Side C	1	100							
3 Window Casing - Wet scrape/wet sand window casings/prime & paint. Side C	1	100							
ROOM 2: LIVING ROOM									
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 4 and insulate weight pockets. Side A Location 1,3	2								
ROOM 3: BEDROOM									
Door - Strip impact surfaces of doors and wet sand/wet scrape remainder of both sides of 5 door/prime & paint. Side D	1	200							
6 Door Casing - Wet scrape/wet sand door casing/prime & paint. Side D	1	100							
Walls - Wet scrape/wet sand/repair all holes & cracks in walls A,B,C, & D/prime & paint. Inside 7 closet.	4	500							
8 Window Casing - Wet scrape/wet sand window casings/prime & paint. Side B	1	100							
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 9 and insulate weight pockets. Side B	1	400							
ROOM 4: BATHROOM									
ROOM 5: PORCH									
Door - Strip impact surfaces of doors and wet sand/wet scrape remainder of both sides of 10 door/prime & paint. Side D (Door to basement)	1	200							
11 Install code compliant railing to basement	1		300						
ROOM 6: LAUNDRY									
12 Remove flooring and install LVT	1		0						
ROOM 7: KITCHEN									
Walls - Remove plaster where previous water damage occurred. Install drywall, tape, prime & 13 paint. Side C and ceiling.	2		400						
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 14 and insulate weight pockets. Side D	1	400							
15 Baseboard - Wet scrape/wet sand baseboards/prime & paint. By stairs side B & D	2	100							
16 Stairs - Wet scrape/wet sand stair stinger/prime & paint. Side B & D	2	700							
ROOM 8: DINING ROOM									
17 Window Jamb - Strip window jambs/prime & paint both interior and exterior. Side D	1	300							

	QTY	Contractor Cost	Contractor Cost
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 18 and insulate weight pockets. Side D	1	400	
ROOM 9: BEDROOM			
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 19 and insulate weight pockets. Side A	1	400	
ROOM 10: ATTIC			
ROOM 11: ATTIC			
ROOM 12: BEDROOM			
Window Sash - Replace window sashes with vinyl replacement windows. Remove sash balances 20 and insulate weight pockets. Side D	2	800	
ROOM 13: BASEMENT			
21 Have certified professional remove or encapsulate the asbestos tape on duct work in basement.	1		0
Door - Strip impact surfaces of doors and wet sand/wet scrape remainder of both sides of 22 door/prime & paint. Side C	1	200	
23 Door Casing - Wet scrape/wet sand door casing/prime & paint. Side C	1	100	
EXTERIOR:			
24 Install new vinyl siding. Color of owners choice. Side B,C,D.	3	7800	
25 Window Sill - Wet sand/wet scrape window sills/prime & paint. Side B Location 1, 2	2	200	
26 Wrap new windows with aluminum coil stock.	10	0	
27 Install gutters where missing. Side A,C. Install gutter extensions to drain away from home.	2		700
OTHER:			
28 Permits required to complete work (Building, Engineering, etc.)	1	200	
29 Install carbon monoxide detector (see attached sheet)	1		75
Material costs for containment, PPE, signage, proper disposal, etc. to comply with lead-safe 30 work practices	1	1200	
31 Clean complete home to meet Lead clearance and pass clearance	1	1200	
PPM Bond: Required if bid is over \$25,000	1	0	
ADDENDUM	TOTAL	\$ LEAD	\$ HH
ADD:		\$ 16,100.00	\$ 1,475.00
32 • Wet scrape/wet sand/repair all holes & cracks in ceiling/prime & paint Bedroom 3	1		400
33 Install soffit and fascia. Side A, B, C, D	4		3000
34 Remove door side B and box in so siding can be installed on top of it. -Exterior	1	200	
MODIFY:			
4 Add window now to include Side A Location 1,2 & 3.	3	1800	
26 Update qty to include additional window.	11	1100	
Total Addenda		3100	3400
Total original and addenda		\$ 19,200.00	\$ 4,875.00

Request 1 Lead	Request 1 HH	Request 2 Lead	Request 2 HH	Request 3 Lead	Request 3 HH
0	0	0	0	0	0

	QTY	Contractor Cost	Contractor Cost	Request 1 Lead	Request 1 HH	Request 2 Lead	Request 2 HH	Request 3 Lead	Request 3 HH
Subtract 10% for retainage. Full payment will be made upon completed Abatement Report				\$0.00		\$0.00		\$0.00	
Total		\$ 19,200.00	\$ 4,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

The contractor's signature below certifies that the identified work was completed in a workmanlike manner. The inspector's signature certifies this work was visually inspected and found to be satisfactory.

	Date	Lead	HH	Total Request
Request 1		\$0.00	\$0.00	\$0.00
Request 2		\$0.00	\$0.00	\$0.00
Request 3		\$0.00	\$0.00	\$0.00

Contractor Signature

Inspector Signature

1234 Main Street					
Jane Smith, Owner					
Lead Abatement Construction, Contractor					
Lead & Healthy Homes Program					
		Lead	Healthy Homes	GRAND	
		AMOUNT	AMOUNT	TOTAL	Other
HUD Lead & HH Program		\$ 19,200.00	\$ 4,875.00	\$ 24,075.00	
Owner Contribution		\$ -	\$ -	\$ -	
INITIAL CONTRACT		\$19,200.00	\$4,875.00	\$24,075.00	
Change Order	Date				
1		\$0.00	\$0.00	\$0.00	\$0.00
2		\$0.00	\$0.00	\$0.00	
3				\$0.00	
Sub-Total		\$0.00	\$0.00	\$0.00	
TOTAL CONTRACT		19,200.00	4,875.00	24,075.00	
Payment	Date				
1		\$0.00	\$0.00	\$0.00	\$0.00
2		\$0.00	\$0.00	\$0.00	
3				\$0.00	
Payment Sub-Total		\$0.00	\$0.00	\$0.00	
Balance Remaining		\$19,200.00	\$4,875.00	\$24,075.00	\$0.00
Percent Paid Out		0%	0%	0%	



MARY ROSE CORRIGAN, RN, M.S.N.

City of Dubuque Health Services Department
City Hall Annex, 1300 Main Street
Dubuque, Iowa 52001
Work: (563) 589-4181
Fax: (563) 589-4299
Home: 2398 Beacon Hill Drive, (563) 582-7666
mcorriga@cityofdubuque.org

GOAL	To obtain a position which utilizes my public health, nursing and managerial education and skills.
EDUCATION	Mt. Mercy College, Cedar Rapids, IA Bachelor of Science in Nursing, May 1985 Clarke College, Dubuque, IA Masters of Science in Nursing, Nurse Educator, May 2004
JOB EXPERIENCE	CITY OF DUBUQUE HEALTH SERVICES DEPARTMENT 1989 - Present - <i>Public Health Specialist</i> Manage the activities of the City's Health Services Department, including food inspection, nuisance enforcement, swimming pool/spa inspection, animal control and private sewage system inspections. Performed communicable/infectious disease investigation and follow-up, health education (Radon, food sanitation, lead, AIDS, etc.), grant writing and reporting, community health planning, school immunization audits and unsanitary housing inspections. Co-directs the City's Childhood Lead Poisoning Prevention Project in conjunction with the Housing Services Department. Coordinates the Urban Deer Management Program. Administers community and State contracts and Memorandums of Understanding for the provision of public health services. Provides community education through multi-media (billboards, radio PSA's, bus signs, newspaper ads, displays, brochures, flyers, articles, presentations, etc. on a variety of current public health issues. <u>Policy Development:</u> Developed City ordinances and updates for: ▪ Potentially vicious animal ordinance, 10/01 ▪ Dangerous animal ordinance ▪ Nuisance ordinance, 5/98 ▪ Tattoo ordinance, '92, and 7/2008 Coordinated the Board of Health transition team for the dissolution of the City Board of Health. Staff for City's Environmental Stewardship Advisory Council Developed/implemented plan to assess City for homes not connected to public sanitary sewer and developed strategy for their connection in accordance with City Ordinance. Chaired: ▪ Chaired Steering committee for "Healthy Dubuque 2000". Supervised consultant assigned to the project. ▪ Participated in formulating and distributing County Pediculosis Plan ▪ Iowa Department of Public Health (IDPH) Communicable Disease Task Force (to revise rules and regulations ▪ IDPH AIDS Task Force ▪ HIV/AIDS Community Planning group, 1994-1996 1985 - 1989 - <i>Environmental Sanitarian</i> Responsible for licensing and inspection of all food service establishments, nuisance enforcement, including weed, garbage, junk, rat, sewage, air pollution and other miscellaneous complaints.

GRANT APPLICATIONS FUNDED

Iowa Cancer Consortium grant (\$7,000), 06/2016
HUD Lead-based Paint Hazard Control grant (\$3.2 mil), 11/2015
HUD Lead-based Paint Hazard Control grant (\$2.9 mil), 12/2007
HUD Lead-based Paint Hazard Control grant (\$2.4 mil), 10/2003
HUD Lead-based Paint Hazard Control grant (\$3.6 mil), 10/96
IDPH Childhood Lead Poisoning Prevention Program grant (startup grant - \$55,000), 7/94
IDPH Tobacco Cessation funds, (\$45,818), 3/01
Richard Kent-Hoffman Foundation (\$5500), 1999
Dubuque Racing Association for Healthy Dubuque 2000 (\$5000), 1996
AIDS Prevention (\$27,500), 1999
Smoking Cessation (\$5000)
Radon Awareness (\$1500), 1998 -

NEW PROGRAMS ESTABLISHED

Swimming pool/spa inspection program
Grocery store inspection program
Childhood lead poisoning prevention program
Encephalitis surveillance program
HIV/AIDS case manager
Urban Deer Management Program
Tattoo/tanning facility inspection program

CONTINUING EDUCATION/CERTIFICATIONS

March 2000	Certified as an Iowa Lead-based Paint Inspector
December 1997	Certified as an Iowa Lead Risk Assessor
1996	Dale Carnegie Course
May 1993	Childhood Lead Poisoning Prevention School Jefferson County Health Dept. Louisville, KY
March 1993	Lead Paint Abatement HUD Guidelines Course Leadtec Services, Inc.
June 1991	Certified Pool/Spa Operator
January 1989	Radon Measurement Certification Course, Iowa State University
September 2008	National Health Homes Conference, Baltimore
August 2009	National Association of Community Health Centers

PROFESSIONAL ORGANIZATIONS

National Environmental Health Association, 1990 - present
Iowa Environmental Health Association, 1990 - present
Iowa Public Health Association, 1989 - present
American Public Health Association, 1990 - present
Iowa Association of Local Public Health Agencies, 1991 - present
National Association of City and County Health Officials, 2000 - present

COMMUNITY INVOLVEMENT

City of Dubuque Speakers Bureau
American Red Cross Dubuque Area Chapter, Board of Directors - 1989 - 1994
American Red Cross Dubuque Area Chapter, Nominating Committee, 1999 - 2003

American Red Cross Dubuque Area Chapter, Service Delivery Committee, 1998 - present
Women in Management Board of Directors, 1991 - 1994, member 1989 - 2000
Dubuque County Society for Special Needs - 1989 - 2001
Dubuque Regional AIDS Coalition, Treasurer - 1989 - 2000
Dubuque Rescue Mission - Free Medical Clinic Volunteer
Little Cloud Girl Scout Council, Board of Directors - 1993 - 2001
American Heart Association, Dubuque County Board of Directors, 2000 - 2001
Dubuque Community School District Student Services Advisory Committee
Finley Hospital Women's Health Advisory Committee, 1998 - present
Iowa Department of Public Health Director's Advisory Committee, Co-chair, 1999 - present
Bi-hospital Infection Control Committee member
Mercy Medical Center's Public Policy and Community Relations Committee
Hillcrest Health Advisory Committee
Crescent Community Health Center, Vice-President, Secretary, Board of Directors 2004-2008
Board Chair, 2009 -
Dubuque County Empowerment Board, 1997 - present
March of Dimes local board member, 2004 - 2009
University of Iowa College of Public Health Advisory Board, 2004- present
Mercy Medical Center Community Benefit Grant Review Committee
Dubuque County Public Health Preparedness Committee - 2002 - present

PRESENTATIONS

Governor's Conference, A Barn Raising for Public Health, 1999
▪ Childhood lead poisoning, 1997
▪ Healthy Dubuque 2000
Iowa Hospital Association Conference, 1997
▪ Healthy Dubuque 2000
Numerous nursing continuing education presentations on public health topics

PUBLICATIONS

Numerous City Focus articles
Julien's Journal, Transitioning Public Health in Dubuque County, May 2000
Julien's Journal, One Board of Health, Two Health Departments, May 2002
And others

Alexis M. Steger, CPA

9466 Royal Wood Drive

Peosta, IA 52068

Phone: (563) 580-2947

Email: asteger@cityofdubuque.org

CERTIFICATION

Certified Public Accountant
Iowa Board of Accountancy

May 2017

PROFESSIONAL EXPERIENCE

City of Dubuque, Iowa

Housing & Community Development Director June 2017-Present

- Supervise six divisions of employees
- Manage HUD Section 8 Programming
- Develop community engagement strategies

Senior Budget Analyst

June 2015-Present

- Performance measure management and implementation
- Co-lead a team to identify specific outcomes for city council review
 - Developed a training for leadership team to understand outcomes versus outputs or inputs
- Complete data analysis in several software programs for performance measures, project management, and grant reporting
- Created a City Comparison Report comparing full-time equivalent employees across Iowa's top 10 cities.
- Creating efficiencies and effectiveness throughout the city
 - Collaborate with departments to create a ranking system for capital improvement projects
 - Collaborate with several departments to establish opportunities for cross-training and blended work assignments.
 - Facilitated a pay period change with unions to enact one universal city pay period
- Capital improvement program coordination across 33 divisions
- Cross-departmental coordination of enterprise fund management
- Provide data for long-range financial planning

Confidential Account Clerk

January 2013-June 2015

- Presented complex financial information to state and local partners
- Created data analysis worksheets to assist with grant reporting
- Worked with seven different agencies to secure and maintain funding sources
- Reported to the State Flood Mitigation Board on progress and developed amendments to the funding agreement as required.

Crescent Electric Supply Company – East Dubuque, IL

Accounting Assistant

October 2010-November 2012

- Managed profit sharing program
 - Prepared statistical data and reports for profit sharing program
- Developed a Purchase Card system to decrease costs and save employee time
- Created an internal corporate audit procedure
 - Designed reports for the Board of Directors
 - Identified policy updates and presented to the Board of Directors

Alexis M. Steger, CPA

9466 Royal Wood Drive

Peosta, IA 52068

Phone: (563) 580-2947

Email: asteger@cityofdubuque.org

PROFESSIONAL EXPERIENCE

Substance Abuse Services Center – Dubuque, IA

Business Manager

October 2009-April 2010

- Analyzed schedules for efficiency of recorded billable hours
- Identified agency outcomes to report to United Way
- Supervised a team of 26 full-time employees, 4 part-time employees and several independent contractors

Crescent Electric Supply Company – East Dubuque, IL

Corporate Auditor

January 2008-October 2009

- Assisted management with analyzing the effectiveness of operating procedures
- On-boarded newly acquired locations with a team of training personnel
- Audited operating and financial procedures across 125 locations

EDUCATION

South University

Master of Business Administration

June 2009

University of Wisconsin – Platteville

Bachelor of Science – Criminal Justice

May 2006

- Chancellor and Dean's List, Liberal Arts and Education

COMMUNITY INVOLVEMENT

Luther Manor Communities

Executive Board of Directors, May 2016-Present

- Oversee a \$14 million expansion, including the hiring of new management
- Authorize loans and manage employee compensation

Lord of Life Lutheran Church

Treasurer, February 2016-Present

- Maintain financial records and ensure viability of the church
- Supervise employees
- Collaborate with six other Lutheran Churches to provide services and discuss issues with the community

CASA for Children, Inc

Court Appointed Special Advocate Coach, June 2013-June 2017

- Oversaw court appointed advocates in Dubuque County
- Met with community resource providers to address community issues
- Presented and made recommendations for the care of children to the juvenile court judge

MEMBERSHIPS

Government Finance Officers Association 2013

International City/County Management Association 2013

Council of Development Finance Agencies 2014

Seasoned Architectural Production Manager adept at developing and producing complete construction documentation. Proficient at interpreting and implementing Architects design intent. Knowledgeable in current construction codes, methods and standards. Experienced leader with 32-year history in field. Self-guided, clear communicator, decision maker and problem solver.

Work History

Assistant Housing and Community Development Director
Building Code Official March 2021 - Present
City of Dubuque, Iowa

- Oversight and management of Inspection and Construction services
- Oversight of Rehabilitation and Home Purchase Programs

CAD Manager, Principal - 1992 – 2020
Larrison & Associates Architects, Davenport, Iowa

- Lead production for all phases of Architectural Projects from Concept to Project Closeout.
- Develop structural design concepts and work closely with structural engineers for implementation.
- Worked closely with Architects, Interior Designers and MEP Consultants
- Devise and implement strategies for project documentation.
- On-site construction observation and coordination of various project types and sizes.

Owner - 1995-Present
Belcad, Inc., Dubuque, Iowa

- Drafting Services Company
- Architectural & Structural CAD Production
- Structural Steel Detailing

Education

Associate of Applied Science
ITT Technical Institute - Tampa, FL
Architectural And Building Technology

Community Involvement

- Boards and Commissions:
- Secretary - Dubuque Community Ice and Recreation, Inc. (DICE)
DICE is the 501(c)3 non-profit that was the lead developer and currently manages the Mystique Community Ice Center in Dubuque.
 - Dubuque Zoning Advisory Commission
 - Dubuque Airport Zoning Commission
- Past Boards:
- Dubuque Youth Hockey Association. Past President
 - St. Joseph the worker Church Building Committee
 - Dubuque Independent League Baseball

Projects

Actively involved in the successful completion of over 280 Educational, Healthcare, Correctional, Municipal, Religious, Office, and Sports Arena Projects.

- Recent Project Highlights:
- MidAmerican RecPlex, West Des Moines
268,000 Sq Ft. Sports Complex Including Ice and Soccer fields
 - Davenport Central High School
900 Seat Auditorium - 8 lane Competition Pool
 - Mystique Community Ice Arena
 - Scott County Jail Additions and Remodel

Michael Belmont

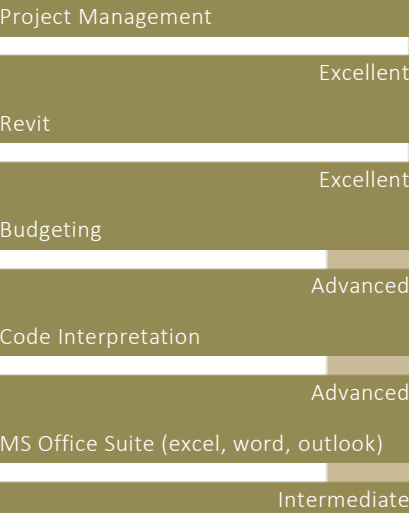
Contact

Address
222 Dillon Street
Dubuque, IA, 52001

Phone
563-543-4280

E-mail
Belcad@mchsi.com

Skills



Soft Skills



Christina M. Schneider

9224 495 Ave Miles, IA 52064
Cell (563)593-3063– cjkschneider@yahoo.com

Professional Summary

I’m a dedicated individual that supports community, families, and agencies. I work with numerous agencies to support a comfortable and safe environment for families to live. I’m constantly prioritizing in a fast pace environment.

Proficiencies

Customer Relations	Organization
Written and Verbal Communications	Leadership Ability

Experience

City of Dubuque
Grants Program Manager
March 2024 – Present
Supervise the Lead Inspector and Intake Specialist to ensure the program processes are followed. Plan community outreach opportunities to educate people about lead safety and how the Grant can improve the safety of children. Utilize software to complete reports for HHGMS and Loccs reporting to HUD. Communicate with the HUD GTR to make requests i.e. high cost units, regulation clarifications, reporting issues.

City of Dubuque
Lead/Rental Inspector
May 2019 –March 2024
Use an XRF gun to measure the presence of lead surfaces on a property. Inspect for Healthy Homes standards using common principals, write bid specs, and prepare documents for State Historic Preservation Office. Work with home owners, landlords, tenants, contractors, and staff to make homes lead safe while following lead safe work practices. Inspect rental property for International Property Maintenance Code Violations and work with landlords to ensure the property is code complaint.

JC Schneider LLC
Secretary/Treasurer
August 2007 - Present
Measure floor area, calculate square yards, figure amount of product to order, and compute a price estimate for floor covering. Complete orders, total customer bills, and pay company invoices. Figure quarterly sales tax, itemize company income taxes, and pay taxes. Maintain accurate records on Excel spreadsheet and Word documents. Communicate with distributors, customers, and employees. Prepare surface for installation.

City of Clinton
Building & Neighborhood Services Inspector
September 2003 – December 2014
Inspect properties for safety compliance such as structural, electrical, and venting issues. Work with tenants and landlords to ensure the dwelling is brought into compliance. Utilize the State Laws to provide families with a safe place to live. Clearly document all findings and record all communications on a computer data base. Schedule approximately 100 biennial inspections monthly. Scan and file the completed reports. Communicate and schedule contractors for abatement procedures. Bill property owners for abatement work. Record a list of properties, including all work performed, for City Council to approve and County Assessor/Treasure to assess to property taxes.

Education

Buena Vista University – Bachelors in English, Religion, and Philosophy

Kelly Davis

T: 563.690.8064 E: kellydavis8064@gmail.com

EXPERIENCE

Lead Inspector/Risk Assessor

02/20-Present

www.cityofdubuque.org

City of Dubuque

Dubuque, Iowa

Perform field inspections and investigation work to ensure compliance with contract agreements and government regulations. Conduct risk assessments for possible lead exposure. Provide oversight and guidance to contractors. Utilize Microsoft Office software and other platforms. Prepare reports and related documentation. Problem solving. Maintain relationships with clients, supervisors, and public. Perform sampling and testing onsite both interior and exterior of homes. Maintain department records. Use different tools and instruments during inspections. Collaborate with community agencies.

Property Manager

05/12-02/20

www.grtdrentals.com

GRTD Rentals/JHTD Plaza Properties

Dubuque, Iowa

Manage over 450 units including both commercial and residential. Process rental applications (verification of employment, background check and references). Schedule and show properties to prospective tenants. Receive and track rent money. Run weekly and monthly reports. Communicate with tenants to address any needs and concerns that they may have. Receive maintenance requests and send to appropriate people. Keep rental software and website up-to-date. Inspect units to ensure they are ready for new tenants. Create floor plans and choose finishes for remodeling projects. Coordinate estimates for different tasks from many vendors. Appear in court when necessary. Use Microsoft Office Programs and Buildium Rental Software.

Client Relations

12/11 – 12/17

www.TheNewEagleGroup.com

The New Eagle Group

Dubuque, Iowa

Customer service for 5 businesses. Help all clients when they enter office. Answer multiple phone lines, schedule appointments, hand out tax returns, and take payments. Maintain office supplies and order when necessary, resolve any issues regarding computers, printers, and phones. If needed schedule repair technicians. Insurance customer service for New Eagle Insurance. Take headshot photos for new employees. Design and order business cards for all employees. Design marketing materials. Use ProSeries tax software and Microsoft Office programs.

Photographer/Owner

01/05 – Present

www.KellyDavis.biz

Studio D Photography

Dubuque, Iowa

Photograph weddings and other portrait sessions. Run all aspects of the business including bookkeeping, sales, marketing, and customer service. Use Adobe Photoshop and Lightroom software.

Equipment and Supply Manager

09/04 – 11/11

www.hawkeyecollege.edu

Hawkeye Community College

Waterloo, Iowa

Operate and maintain the photography program's studios, labs, and equipment. Supervise and schedule work-study students. Inventory control and record keeping. Purchase and maintain supplies and equipment for department. Generate daily and monthly reports. Repair equipment as needed.

Problem solving. Receive donations for program. Coordinate photography related college activities and events. Give tours to prospective students. Mix chemicals for darkrooms and film processing. Other general office duties. Use Microsoft Office Suite and library circulation software.

EDUCATION

Associate in Applied Arts
05/02

Hawkeye Community College
Waterloo, Iowa

General Studies

University of Northern Iowa
Cedar Falls, Iowa

LICENSES/CERTIFICATIONS

Real Estate License, State of Iowa

Insurance License in State of Iowa, Personal Lines

Certified Professional Photographer, Professional Photographers of America

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa 52001;
608-622-8226; raganschumacher@gmail.com

Education:

Chaminade University of Honolulu

Honolulu, HI

- Studied Criminal Justice and Biology

Sept 1999 – May 2000

University of Wisconsin Platteville

Platteville, WI

- Bachelor of Science – Criminal Justice

May 2003

- Bachelor of Science – Psychology

May 2003

- Conducted Undergraduate Research

- Effects of Sex and Attractiveness of Victim and Defendants on Guiltiness in a Sexual Assault

Chicago School of Professional Psychology

Chicago, IL

- Master of Arts – Forensic Psychology

May 2005

Career Summary:

During my career I have worked in client centered settings with client services as the focus. I have worked with diverse populations in diverse settings. I have worked with communities and community partners in building relationships within the community. During my career I have prided myself on getting to know everyone I work with and partner with while developing a strong trust and communication line.

Work Experience:

June 2022 - Present

City of Dubuque Housing and Community Development

Dubuque, IA

Lead and Healthy Homes Inspector

I work as an inspector for HUD funded programs in our grants division. I inspect homes for the Healthy Homes program. I write reports, supervise contractors during the work, submit documents for review, assist in grant writing, and work across multiple programs to coordinate services in the community. I am LEAD certified.

June 2015 - June 2022

City of Dubuque Communications Center

Dubuque, IA

Dispatch Operator

I work as an emergency communications operator. I answer phones, dispatch fire, EMS, and law enforcement over the radio. I handle multiple tasks at once. I answer phones and record information in a computer. I answer questions of the citizens of Dubuque County, and direct them to the proper services when needed. I am part of the Critical Incident Debriefing team. I am also one of three instructors for 911 in schools, a program developed to teach elementary school students in the Dubuque Community School District about 911.

April 2015 – June 2015

Scott Goins Insurance

Dubuque, IA

Customer Relations Representative

I answered phones, verified insurance, took payments, explained insurance, routed calls, and documented calls.

- Work in a Team
- Procedure Verification
- Office Maintenance

February 2015 – April 2015

Schultz Family Dentistry

Dubuque, IA

Front Desk

I answered phones, checked in patients, entered new patient and insurance information as it came into the office. I organized and filled the schedule for the doctors and hygienists. I worked in a team of three front desk staff.

- File Maintenance
- Procedure Verification
- Office Maintenance

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

April 2014 – January 2015

Riverview Center

Galena, IL

Domestic Violence Legal Advocate

I worked with victims of Domestic Violence in the courts, with the State's Attorneys Office, and law enforcement to conduct monthly meetings with law enforcement, judiciary, state's attorney, probation, and the clerk's office. I helped to coordinate services, and work with victims. I worked in the community building relationships with treatment providers, law enforcement, the courthouse, judicial, and community partners. I created and assisted victims in completing and filing court documents for an Order of Protection

- Work with Victims to be aware of the progress of all pending cases
- Help Victims Prepare Themselves and Witnesses for Court
- Accompany Victims to All Court Proceedings
- Accompany Victims to Meetings with Attorneys and Law Enforcement
- Provide Appropriate Referrals to Victims as Needed
- Work with the State's Attorney's Office, Law Enforcement to be a Link to the Victim
- Follow Up with Victims to Ensure that the Court is Working on their Behalf
- Participate in Assigned ILCADV Committees
- Participate in Bi – Monthly PAIP Meetings
- Prepare, Conduct, and Implement County Wide Trainings
- Answer 24 hour Hotline
- Have Current and Accurate Documentation for Services
- Participate in Fundraising

February 2013 – April 2014

Hillcrest Family Services RCF RCF/PMI

Dubuque, IA

Social Worker

I worked within an adult mental health residential care facility. While there I coordinated treatment for each resident. I maintained accurate and thorough files for each patient. I completed all paperwork and court reports on a strict deadline. I completed reports for doctors and supportive services, and in accordance with state and federal regulations. I worked with other treatment providers for inpatient substance abuse treatment, outpatient substance abuse treatment, and other rehabilitative services as needed.

- Monitor 15 – 30 Adult Residents
- Teach and Assist in Daily Habilitation Courses
- Provide Direct Care to the Resident
- Work with Families and Guardians
- Work On Call Shifts Responding to the 24 Hours Requests of Staff and Residents
- Work with Law Enforcement and Attorneys

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

January 2008 – February 2013

Kendall County Court Services

Yorkville, IL

Sex Offender/Adult Probation Officer January 2010 – February 2013

I monitored 100 plus adult probationers. I supervised all sex offenders in the county. I maintained accurate files. I completed accurate and timely case notes for all contacts. I completed all court reports. I created a quarterly sex offender management team for the county including law enforcement, attorneys, and judicial. I trained local personnel on sex offender practices, statutes, and updates for both adults and juveniles. I was part of the pilot Effective Casework Model team to help create and test a more efficient and proactive approach to probation. I conducted the Thinking for a Change class in a cognitive behavioral program. I conducted continuous assessments to provide accurate supervision, and made appropriate referrals to community resources for proper treatment.

- Worked with the State's Attorney's Office and Judicial to Create a Sex Offender Order
- Write Presentence Investigations and Pre Plea Investigations
- Monitor Conditions of Probation
- Report Violations to the Court and State's Attorney
- Develop and Modify Case Plans that are Specific to each Individual
- Coordinate all Information Relative to the Case Plan and Report that Information to the Court
- Maintain Face to Face Contact
- Provide Accurate Information to Outside Agencies
- Comply with all Policies, Procedures, and Statutes
- Attend and Participate in Trainings and Seminars
- Establish and Maintain Working Relationships with Attorneys, Judges, Police/Sheriff Departments, Correctional Staff, and Treatment Agencies
- Work with Strict Deadlines
- Work with other Officers on Cases and Probationers

Special Programs Officer January 2008 – January 2010

- Supervise a Warrant Caseload of 30 Plus Probationers Adult and Juvenile
- Supervise a Global Positioning Caseload of 2 Plus Defendants
- Hook Up, Disconnect, and Monitor those on the GPS System
- Respond to Problems, Violations of the GPS Rules Outside of Normal Business Hours

May 2007 – January 2008

Justice 2000

Milwaukee, WI

Release

Planning and Forensic Team Leader

I supervised a team of 5 people. I was responsible for checking their work. I advised team of policies and procedures, and train new team members. I trained new team members. I worked alongside the team to conduct interviews and write reports for intake court. I managed a caseload of offenders who were on not guilty by reason of insanity pleas and were being restored to stand trial. I wrote reports to court regarding their progress.

- Interview Offenders in Jail that have been Released to Program
- Monitor Case Loads of Team Members
- Help Offenders with any and all Issues (referrals for AODA treatment, Mental Health, Housing)
- Work with Mental Health Institutions to Ensure Smooth Transitions
- Work with Courts System to Coordinate Services
- Work with Service Providers, both Mental Health and AODA

Ragan Griffin M.A.

2910 Wildwood, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

January 2007 – April 2007

Justice 2000

Milwaukee, WI

Diversion Specialist

I worked in booking at the Milwaukee County Jail. The offenders were interviewed and screened based on guidelines. I worked alongside the District Attorney's Office and defense attorneys to identify possible candidates. I made referrals to coordinate services with treatment providers and services to support offenders when released.

- Coordinate Services between all Law Enforcement and Attorneys
- Notify DA and Defense of Possible Candidates
- Coordinate Services with Treatment Providers and Services
- Document all Interactions Including Admissions and Releases

May 2006 – December 2006

Justice 2000

Racine, WI

Risk Assessment Case Manager

I reviewed booking logs at the Racine County Jail. I prioritized offenders to be interviewed based on booking status, and interviewed the defendants in the jail. I wrote risk assessment interviews and provided them to the court same day as booking logs. I entered all the information into a data base and maintained accurate and timely contact notes for all interactions. I managed all offenders that were released on pretrial.

- Verify the Information Provided by Defendant with Third Party

August 2001 – May 2006

Home Concept

Madison, WI

Inventory Assistant Manager/Lost Prevention

I worked as the inventory assistant manager. I supervised 2-6 employees. I created and implemented lost prevention techniques.

- Pricing Control
- Customer Service
- Computer Skills in many areas
- Inventory Control
- Part of the Decorating Team
- Coordinate Sales with Warehouse and Delivery Departments
- Train and Supervise New Employees
- Supervise Inventory Control

Ragan Griffin M.A.

2910 Wildwood, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Internship Experience:

September 2004 – May 2005 Federal Probation and Presentence Chicago, IL
Probation Agent Intern

- Learned the Federal Judicial System
- Court Appearances
- Collateral Reports for other Jurisdictions
- Worked with Agents on Presentence Reports and Supervision
- Investigated Offenders
- Interviewed Offenders
- Documented All Interactions

Summer 2002 Probation and Parole Columbia County, WI
Intern

- Processed Offenders from Intake to Release
- Home Visits
- Court Appearances
- Supervised Offenders
- Investigated Offenders
- Worked with Agents on Investigations

Computer Skills:

- Word
- Blackboard
- Teams
- Zoom
- Skype
- Online Meeting Platforms
- Online learning Platforms
- Word Perfect
- Power Point
- Excel
- Internet
- Print Shop
- Multiple Types of Information Database

Tami M. Konzett

20112 E Pleasant Grove Road
Peosta, IA 52068
(563) 543-5844
tamiconzett@yahoo.com

- OBJECTIVE** Obtain a position that will allow me to utilize my exceptional ability to approach problems by seeking and analyzing facts in order to make effective decisions and exceptional conclusions.
- EDUCATION** **Clarke College** Dubuque, IA (2001)
Bachelor of Arts in Accounting
- Northeast Iowa Community College**, Peosta, IA (1980)
Associates in Marketing Management
- EXPERIENCE** **City of Dubuque**
Housing Financial Specialist/Acting Program Manager (2022-Present)
- Acting Grant Manager for City's 2018 Lead Grant. Complete, review and submit monthly draws and quarterly reports. Prepare Requisitions and Purchases Orders utilizing Tyler Technologies. Prepare and maintain grant files, assist in collecting documents to income qualify home owners and tenants, complete contracts, schedule inspections and offer general assistance as needed.
- Dupaco Community Credit Union**
Business Lending Processing Supervisor (2021-Present)
- Lead a team of processors and associates to prepare loan documents and other duties as required including collateral releases, construction draws, adverse actions and payment schedules
- Q Casino/Mystique Casino/DGP&C**, Dubuque, IA
Director of Guest Services/Cage (1995-2021)
- Incorporated Cage, My Club, Valet and Coat Check into a new department which resulted in payroll savings due to efficiencies

- Assist in preparation of monthly casino financials utilizing MAS100 including all areas of casino, and sports betting
 - Developed and implemented necessary reports and cash requirements of sports betting
 - Manage department of approximately 25+ team members and maintain over \$5 million dollars in assets
 - Ensure compliance of internal controls, policies, procedures and IRGC Rules and Regulations
 - Prepare yearly departmental payroll budget of over \$700k and department's capital improvement budget
-
- Work with collection agency and guests to recover NSF checks
 - Create and review numerous reports and best practices to ensure self-exclusion requirements
 - Implement quick solutions to minimize guest/team member issues
 - Acting Compliance Officer and trainer for BSA-Title 31 and Suspicious Activity
 - Acting Administrator of Iowa Offset Withholding

Dubuque Greyhound Park & Casino, Dubuque, IA

Money Room Manager (1988-1995)

- Maintain accurate levels of cash
- Prepare daily deposits
- Complete reports to ensure pari-mutuel clerks balance
- Explore cashier shortages
- Settled monthly accounts with numerous satellite betting facilities

PERSONAL

Member of St John's Catholic Church
 Past member of Women's Leadership
 Former Employee Engagement Chairperson
 Developed and implemented Sunshine Fund

Michelle Zurcher RN, BSN
3120 Kaufmann Ave
Dubuque, IA 52001
563-583-2689

Objective Utilize public health experience and nursing judgment to provide excellent care to patients

Education

1991-1995 Hempstead High School, diploma
1995-1999 Clarke College, Bachelors degree in Nursing

Employment History and job duties

1997-1999 Visiting Nurse Association
Home Care Aide: In home services; including activities of daily living, and general assessments.

1999-2001 Finley Hospital
3 Medical- Nurse: Nursing care for variety of medical needs; including telemetry, peritoneal dialysis, blood transfusion, IV therapy, etc.

2001-present Visiting Nurse Association
Community Health Nurse: Multitude of duties

2001-2004 HIV counseling and testing Nurse

2004-2005 “Drug Endangered Children” program: trained and participated in evacuation of children from Meth Lab and obtained hair samples for drug testing.

Oct 2009- Mar 2010 Dubuque County H1N1 Vaccination Coordinator
Monitor vaccine supplies for all providers in Dubuque County
Ordering and tracking of all H1N1 Vaccine for Dubuque County
Scheduling and staffing of H1N1 clinics through VNA in Dubuque County

Apr 2010- Jul 2010 Chair Agency LEAN committee
Prepare agenda, meeting times/location
Reporting on committee suggestions to director and staff
Lead committee throughout process

Mar 2012-Sept 2014 Coordinate Dubuque County Community Transformation Grant
Co-Chair County Wellness coalition meetings
Interact with local businesses and healthcare providers
Coordinate and implement Better Choices/ Better Health classes in county

2001- Present Child Health Case Manager
Monitoring Children’s well child, dental, lead testing, and immunization needs.
Assisting families with referrals for basic necessities
Re-design electronic record keeping using Excel and Access databases

Vaccine for children immunization nurse
Staffing immunization clinics
Evaluation and assessment of individual vaccination needs
Assist in creating electronic scheduling using Excel

Capillary Lead Testing Clinic Nurse
Scheduling, staffing, following up with results for lead testing clinics at VNA

Dubuque County Medical Case manager for lead poisoned children
In home education to families of children with elevated blood lead levels
Educating public on lead hazards and recommended routine blood lead testing
Following State of Iowa protocol for elevated blood lead levels
Ensuring completion of required blood lead testing following elevated levels

Jan 2015- Present Nurse Supervisor of education for Care Net Department Home Care Aides
Plan and provide monthly required education meetings
Maintain educational file for all Care Net Home Care Aides
Complete yearly nursing supervisory visits of all aides performing direct patient care
Available as resource person for aides with questions or concerns with client care

Apr 2016 – Present Medicaid Informing for families Newly Enrolled
Letters and Phone call attempts made monthly to provide Medicaid coverage and usage education to families newly enrolled in Medicaid in 8 county service area: Allamakee, Chickasaw, Clayton, Delaware, Dubuque, Fayette, Howard, & Winneshiek County

2018 Committee Member

Dubuque County Wellness Coalition

Dubuque County Lead Coalition

Dubuque Community Health Needs Assessment Health Improvement Plan: committee for Environmental Health

Dubuque Visiting Nurse Association Safety Committee

Dubuque Visiting Nurse Association Sustainability Committee

Certifications

CPR certified

Healthy Homes Specialist

Organizational Membership

National Environmental Health Association

Clinical Knowledge

- Proficient in use of Microsoft access, excel, word, Cares, IRIS, HHLPS, and outlook programs
- Ability to operate throughout multiple duties/ tasks and prioritize appropriately
- Experienced in public speaking and performing outreach education
- Experienced in coordinating employee orientation at VNA
- Working relationships with Dubuque community school nurses, local physician offices, local housing and health department staff
- Complete knowledge of community resources

Amy Smith

AS

3050 Hales Mill Road
Dubuque, IA 52002
Phone: 563.451.9203
Email: gslap@yousq.net

EDUCATION **Bachelor of Arts Degree in Social Work** August, 1990-May, 1992
Loras College
Dubuque, Iowa

Associates Degree August, 1988-May, 1990
Kirkwood Community College
Cedar Rapids, Iowa

EXPERIENCE **DUBUQUE VISITING NURSE ASSOCIATION** September, 1994-Present
Dubuque, Iowa

Case Manager, Home Based Services

- Coordinates and provides parent education services to families in need of parent skill development. Assesses client needs, develops individual family service plans, coordinates services with other providers. Teaches nurturing skills to parents and children. Maintains proper documentation and evaluates client progress.
- Instructs, interprets and supervises direct service personnel in activities and decisions related to client care.
- Committed to improving quality of programs by using evidence-based practices, obtaining program accreditation, effectively managing grant activity, and continuous assessments of program effectiveness.
- Sustains funding for programs through grant -writing and by seeking available resources
- Participates in professional and community groups as a representative of the VNA and an advocate for community needs.

Early Access Service Coordinator

- Coordinated and provided Early Access Services to children 0-3 years of age with high lead levels
- Conducted Developmental Assessments to Young Children (DAYC) on a routine basis, made referrals and recommendations on behalf of the children served and affected by lead.

Healthy Homes Advocate (Lead and Bee Branch Resiliency

Programs)

- Completes comprehensive assessments with all program participants to determine needs and challenges, while also providing resources and community linkages

- Informs, motivates, educates and empowers participants to understand home health, and actively apply the information to improve the living conditions for better health
- Collaborates with service providers and community groups to become better aware of available services for families and to educate them on the Healthy Homes programs

HILLCREST FAMILY SERVICES

June, 1992-September, 1994

Dubuque, Iowa

Social Services Coordinator

- Provided counseling and case management services to persons with chronic mental illness who lived independently in Dubuque Community.
- Established and implemented treatment goals, conducted interdisciplinary meetings, provided crisis intervention, taught independent living skills and performed social skills groups.

GANNON MENTAL HEALTH CENTER

September, 1991-March, 1992

Dubuque, Iowa

Nurturing Program Instructor

- Taught positive, appropriate parenting skills to parents in need of support and education.
- Observed, recorded and reported parent-child interactions, organized weekly parent and child group activities, conducted safety checks on children, role-modeled positive behaviors.

PROFESSIONAL TRAINING

Social Work Licensure

July, 1997

Certified Family Development Specialist

July, 2007

Certified Early Access Coordinator

April, 2007

Certified Nurturing Program

Instructor to Parents and Children

August, 2008

Certified Marketplace Application Counselor

November, 2014

Certified Family Support Supervisor

January, 2014

Trained in the Ages and Stages Questionnaire

Developmental Assessment Tool

April, 2014

Trained in Essentials for Healthy Homes

Practitioners Course

February, 2016

COMMUNITY ORGANIZATIONS

Child Abuse Prevention Council of Dubuque

Community Partnerships for Protecting Children

Program Coordinators Committee

Mental Health America Board 2011-2016

UnityPoint Health/Finley Culture Committee 2015-2018

Partnership Empowerment Network

Green and Healthy Homes Resource Coalition, co-chair

Inclusive Dubuque Neighborhoods Group

1st 5 Advisory Board

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
Applicant Address: Health & Housing and Community Development Department											
350 W. 6th Street Suite 312											
Dubuque, Iowa 52001											
Category		Detailed Description of Budget (for full grant period)									
1. Personnel (Direct Labor)	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Position or Individual											
Housing and CD Director	2 hrs / wk	\$73	\$20,075		\$20,075						
Health Department Liason	3 hrs / wk	\$55	\$30,030		\$30,030						
Program Manager 1 FTE	42 Months	\$43	\$313,040	\$313,040							
Lead/HH Inspector - 1 FTE	40 months	\$37	\$255,300	\$255,300							
Lead/HH Inspector - 1 FTE	36 Months	\$37	\$230,880	\$230,880							
Lead/HH Financial Specialist - 1 FTE	42 Months	\$31	\$225,680	\$225,680							
Total Direct Labor Cost			\$1,075,005	\$1,024,900	\$50,105						
2. Fringe Benefits	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Housing and CD Director	percentage	39.87%	\$20,075	\$8,004	\$8,004						
Health Department Liason	percentage	39.87%	\$30,030	\$11,973	\$11,973						
Program Manager 1 FTE	percentage	39.87%	\$313,040	\$124,809							
Lead/HH Inspector - 1 FTE	percentage	39.87%	\$255,300	\$101,788							
Lead/HH Inspector - 1 FTE	percentage	39.87%	\$230,880	\$92,052							
Lead/HH Financial Specialist - 1 FTE	percentage	39.87%	\$225,680	\$89,979							
Workman's Comp			\$10,000	\$10,000							
Parking			\$5,499	\$5,499							
Total Fringe Benefits Cost			\$444,103.49	\$424,127	\$19,977						
3. Travel											
3a. Transportation - Local Private Vehicle	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Vehicle Mileage	Miles	11,000	\$0.620	\$6,820	\$6,820						
Subtotal - Trans - Local Private Vehicle			\$6,820	\$6,820							
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Airfare (mandatory trips for 2 staff per year)	6	\$600	\$3,600	\$3,600							

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:		City of Dubuque									
Subtotal - Transportation - Airfare				\$3,600	\$3,600						
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Hotel (3 nights per trip for mandatory training)	18	\$300	\$5,400	\$5,400							
Subtotal - Transportation - Other				\$5,400	\$5,400						
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Per Diem (4 days per trip)	24	\$72	\$1,728	\$1,728							
Conference Registration	6	\$300	\$1,800	\$1,800							
Subtotal - Per Diem or Subsistence				\$3,528	\$3,528						
Total Travel Cost				\$19,348	\$19,348						
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Equipment Cost											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Office Supplies	1	\$3,000	\$3,000	\$3,000							
XRF Analyzer Resourcing	6	\$3,700	\$22,200	\$22,200							
XRF Analyzer Battery Packs	8	\$65	\$520	\$520							
Subtotal - Consumable Supplies				\$25,720	\$25,720						

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Micro-Computer	4	\$2,300	\$9,200	\$9,200							
Tablet	2	\$1,200	\$2,400	\$2,400							
Smart Phones	2	\$400	\$800	\$800							
Software Costs (plan layout and photo)	2	\$125	\$250	\$250							
Subtotal - Non-Consumable Materials			\$12,650	\$12,650							
Total Supplies and Materials Cost			\$38,370	\$38,370							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Consultants Cost											
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Lead Hazard Control (LHC) Forgivable Loans	90	\$30,000	\$2,700,000	\$2,700,000							
LHC Landlord Contribution 10% per project	60	\$3,000	\$180,000		\$180,000						
CDBG Match Funds LHC Forgivable Loans	20	\$15,000	\$300,000		\$300,000						
Contract Service VNA Month	42	\$1,500	\$63,000	\$63,000							
VNA Outreach Match Hours	130	\$56	\$7,306		\$7,306						
Subtotal - Contracts			\$3,250,306	\$2,763,000	\$487,306						
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Sub-Grantees											
Total Contracts and Sub-Grantees Cost			\$3,250,306	\$2,763,000	\$487,306						
8. Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8a. Administrative and legal expenses											
Subtotal - Administrative and legal expenses											
8b. Land, structures, rights-of way, appraisal, etc											
Subtotal - Land, structures, rights-of way, ...											
8c. Relocation expenses and payments											
Subtotal - Relocation expenses and payments											
8d. Architectural and engineering fees											
Subtotal - Architectural and engineering fees											
8e. Other architectural and engineering fees											
Subtotal - Other architectural and engineering fees											
8f. Project inspection fees											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:		City of Dubuque									
Subtotal - Project inspection fees											
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Site work											
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Demolition and removal											
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Construction											
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Equipment											
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Contingencies											
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Miscellaneous											
Total Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque												
9. Other Direct Costs	Quantity	Unit Cost	Estimated Cost		HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Item												
Copying/Reproduction - Machine Rental	42	50	\$2,100		\$2,100							
Printing (Manuals, Flyers, etc)	42	50	\$2,100		\$2,100							
Processing Materials (shredding)	42	12	\$504		\$504							
Federal Express & Postage	180	35	\$6,300		\$6,300							
Advertising - Outreach/Education per mo	42	200	\$8,400		\$8,400							
Uniforms (5 shirts x 2 inspectors x 3 years)	30	\$40	\$1,200		\$1,200							
Telephone - (3 smart phones & land line)	42	\$225	\$9,450		\$9,450							
Office Space, Utilities, & Maintenance - 4 Offices	42	\$2,500	\$105,000			\$105,000						
Training Staff (Certifications - Lead, HH etc.)/yr	3	\$4,000	\$12,000		\$12,000							
Training (Contractors, Non-Lead Staff) - Capacity Buildi	3	\$6,000	\$18,000		\$18,000							
Relocation	90	\$800	\$72,000		\$72,000							
Relocation Deposit Collected	60	\$200	\$12,000			\$12,000						
Hotel Rate Discount (\$35.00 for a 10 day stay)	50	\$350	\$17,500			\$17,500						
Soil & Dust Sampling & Related Supplies	210	\$150	\$31,500		\$31,500							
Other Misc (Pollution Insurance, Audit & Legal Fees)	1	\$27,155	\$27,155		\$27,155							
Healthy Homes Supplement - Radon Testing	90	\$140.00	\$12,600		\$12,600							
Healthy Homes Supplement - Project Costs	90	\$8,000.00	\$720,000		\$720,000							
Healthy Homes Supplement - Inspection Supplies	1	\$4,000.00	\$4,000		\$4,000							
Total Other Direct Costs			\$1,061,809		\$927,309	\$134,500						
Subtotal of Direct Costs			\$5,888,941		\$5,197,053	\$691,888						
10. Indirect Costs	Rate	Base	Estimated Cost		HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Type												
Total Indirect Costs												
Total Estimated Costs			\$5,888,941		\$5,197,053	\$691,888						

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	1,075,005.00	18.3%
2 Fringe Benefits	444,103.00	7.5%
3 Travel	19,348.00	0.3%
4 Equipment	0.00	0.0%
5 Supplies and Materials	38,370.00	0.7%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	3,250,306.00	55.2%
8 Construction	0.00	0.0%
9 Other Direct Costs	1,061,809.00	18.0%
10 Indirect Costs	0.00	0.0%
Total:	5,888,941.00	100.0%
Federal Share:	5,197,053.00	
Total Healthy Homes Supplement:	736,600.00	
Total Federal Share without HH Supplement	4,460,453.00	
Match (Expressed as a percentage of the Total Federal Share without HH Supplement):	691,888.00	15.51%

Previous versions of HUD-424-CBW are obsolete.

form HUD-424-CBW (2/2003)

This form is to be used to provide detailed budget information regarding your proposed program. If your program requires you to provide program activity information you should use a separate HUD-424-CBW to provide information related to each program activity. The detailed information provided on this form can be summarized on the HUD-424-CB form by checking the "All Years" box at the top of the form and inputting the summary information.

Item	Discussion
1 - Personnel (Direct Labor)	This section should show the labor costs for all individuals supporting the grant program effort (regardless of the source of their salaries). The hours and costs are for the full life of the grant. If an individual is employed by a contractor or sub-grantee, their labor costs should not be shown here. Please include all labor costs that are associated with the proposed grant program, including those costs that will be paid for with in-kind or matching funds. Do not show fringe or other indirect costs in this section. Please use the hourly labor cost for salaried employees (use 2080 hours per year or the value your organization uses to perform this calculation). An employee working less than full time on the grant should show the numbers of hours they will work on the grant.
2 - Fringe Benefits	Use the standard fringe rates used by your organization. You may use a single fringe rate (a percentage of the total direct labor) or list each of the individual fringe charges. The spreadsheet is set up to use the Total Direct Labor Cost as the base for the fringe calculation. If your organization calculates fringe benefits differently, please use a different base and discuss how you calculate fringe as a comment.
3 - Travel	
3a - Transportation - Local Private Vehicle	If you plan on reimbursing staff for the use of privately owned vehicles or if you are required to reimburse your organization for mileage charges, show your mileage and cost estimates in this section.
3b - Transportation - Airfare	Show the estimated cost of airfare required to support the grant program effort. Show the destination and the purpose of the travel as well as the estimated cost of the tickets. Each program notice of funding opportunity (NOFO) discusses the travel requirements that should be listed here.
3c - Transportation - Other	If you or are charged monthly by your organization for a vehicle for use by the grant program, indicate those costs in this section. Provide estimates for other transportation costs that may be incurred (taxi, etc.).
3d - Per Diem or Subsistence	For travel which will require the payment of subsistence or per diem in accordance with your organization's policies. Indicate the location of the travel. Each program NOFO discusses the travel requirements that should be listed here.
4 - Equipment	"Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. Each program NOFO describes what equipment may be purchased using grant funding.
5 - Supplies and Materials	"Supplies" means all tangible personal property other than those described in the definition of equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. List the proposed supplies and materials as either Consumable Supplies or as Non-Consumable Materials.
5a - Consumable Supplies	List the consumable supplies you propose to purchase. General office or other common supplies may be estimated using an anticipated consumption rate.
5b - Non-consumable materials	List furniture, computers, printers, and other items that will not be consumed in use. Please list the quantity and unit cost.
6 - Consultants	Indicate the consultants you will use. Indicate the type of consultant (skills), the number of days you expect to use them, and their daily rate.
7 - Contracts and Subgrantees 7a - Contracts 7b - Subgrantees	List the contractors and sub-grantees that will help accomplish the grant effort. Examples of contracts that should be shown here include contracts with Community Based Organizations; liability insurance; and training and certification for contractors and workers. If any contractor, sub-contractor, or sub-grantee is expected to receive over 10% of the total Federal amount requested, a separate Grant Application Detailed Budget (Worksheet) should be developed for that contractor or sub-grantee and the total amount of their proposed effort should be shown as a single entry in this section. Unless your proposed program will perform the primary grant effort with in-house employees (which should be listed in section 1), the costs of performing the primary grant activities should be shown in this section. Types of activities which should be shown in this section: · Contracts for all services · Training for individuals not on staff · Contracts with Community Based Organizations or Other Governmental Organizations (note the 10% requirement discussed above) · Insurance if your program will procure it separately

Please provide a short description of the activity the contractor or subgrantee will perform, if not evident.

8 – Construction Costs	
8a – Administrative and legal expenses	Enter estimated amounts needed to cover administrative expenses. Do not include costs that are related to the normal functions of government.
8b – Land, structures, rights-of way, appraisal, etc.	Enter estimated site and right(s)-of-way acquisition costs (this includes purchase, lease, and/or easements).
8c – Relocation expenses and payments	Enter estimated costs related to relocation advisory assistance, replacement housing, relocation payments to displaced persons and businesses, etc.
8d – Architectural and engineering fees	Enter estimated basic engineering fees related to construction (this includes start-up services and preparation of project performance work plan).
8e – Other architectural and engineering fees	Enter estimated engineering costs, such as surveys, tests, soil borings, etc.
8f – Project inspection fees	Enter estimated engineering inspection costs.
8g – Site work	Enter the estimated site preparation and restoration costs that are not included in the basic construction contract.
8h – Demolition and removal	Enter the estimated costs related to demolition activities.
8i – Construction	Enter estimated costs of the construction contract.
8j – Equipment	Enter estimated cost of office, shop, laboratory, safety equipment, etc. to be used at the facility, if such costs are not included in the construction contract.
8k – Contingencies	Enter any estimated contingency costs.
8l – Miscellaneous	Enter estimated miscellaneous costs.
9 - Other Direct Costs	Other Direct Costs include a number of items that are not appropriate for other sections. Other Direct Costs may include: · Staff training · Telecommunications · Printing and postage Relocation, if costs are paid directly by your organization (if relocation costs are paid by a subgrantee, it should be reflected in Section 7)
10 - Indirect Costs	Indirect costs (including Facilities and Administration costs) are those costs that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved. Indicate your approved Indirect Cost Rate (if any) and calculate the indirect costs in accordance with the terms of your approved indirect cost rate and enter the resulting amount. Also show the applicable cost base amount and identify the proposed cost base type.
Total Estimated Costs	Enter the grand total of all the applicable columns.
The eight rightmost columns allow you to identify how the costs will be spread between the HUD Share and other contributors (including Match funds and Program Income). This information will help the reviewers better understand your program and priorities.	

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
Applicant Address: Health & Housing and Community Development Department											
350 W. 6th Street Suite 312											
Dubuque, Iowa 52001											
Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
1. Personnel (Direct Labor)											
Position or Individual											
Housing and CD Director	2 hrs / wk	\$73	\$20,075		\$20,075						
Health Department Liason	3 hrs / wk	\$55	\$30,030		\$30,030						
Program Manager 1 FTE	42 Months	7,280	\$43	\$313,040	\$313,040						
Lead/HH Inspector - 1 FTE	40 months	6,900	\$37	\$255,300	\$255,300						
Lead/HH Inspector - 1 FTE	36 Months	6,240	\$37	\$230,880	\$230,880						
Lead/HH Financial Specialist - 1 FTE	42 Months	7,280	\$31	\$225,680	\$225,680						
Total Direct Labor Cost				\$1,075,005	\$1,024,900	\$50,105					
2. Fringe Benefits											
	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Housing and CD Director	percentage	39.87%	\$20,075	\$8,004	\$8,004						
Health Department Liason	percentage	39.87%	\$30,030	\$11,973	\$11,973						
Program Manager 1 FTE	percentage	39.87%	\$313,040	\$124,809	\$124,809						
Lead/HH Inspector - 1 FTE	percentage	39.87%	\$255,300	\$101,788	\$101,788						
Lead/HH Inspector - 1 FTE	percentage	39.87%	\$230,880	\$92,052	\$92,052						
Lead/HH Financial Specialist - 1 FTE	percentage	39.87%	\$225,680	\$89,979	\$89,979						
Workman's Comp			\$10,000	\$10,000							
Parking			\$5,499	\$5,499							
Total Fringe Benefits Cost				\$444,103.49	\$424,127	\$19,977					
3. Travel											
	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
3a. Transportation - Local Private Vehicle											
Vehicle Mileage	Miles	11,000	\$0.620	\$6,820	\$6,820						
Subtotal - Trans - Local Private Vehicle				\$6,820	\$6,820						
3b. Transportation - Airfare (show destination)											
Airfare (mandatory trips for 2 staff per year)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
	6	\$600	\$3,600	\$3,600							

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:		City of Dubuque									
Subtotal - Transportation - Airfare				\$3,600	\$3,600						
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Hotel (3 nights per trip for mandatory training)	18	\$300	\$5,400	\$5,400							
Subtotal - Transportation - Other				\$5,400	\$5,400						
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Per Diem (4 days per trip)	24	\$72	\$1,728	\$1,728							
Conference Registration	6	\$300	\$1,800	\$1,800							
Subtotal - Per Diem or Subsistence				\$3,528	\$3,528						
Total Travel Cost				\$19,348	\$19,348						
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Equipment Cost											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Office Supplies	1	\$3,000	\$3,000	\$3,000							
XRF Analyzer Resourcing	6	\$3,700	\$22,200	\$22,200							
XRF Analyzer Battery Packs	8	\$65	\$520	\$520							
Subtotal - Consumable Supplies				\$25,720	\$25,720						

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Micro-Computer	4	\$2,300	\$9,200	\$9,200							
Tablet	2	\$1,200	\$2,400	\$2,400							
Smart Phones	2	\$400	\$800	\$800							
Software Costs (plan layout and photo)	2	\$125	\$250	\$250							
Subtotal - Non-Consumable Materials			\$12,650	\$12,650							
Total Supplies and Materials Cost			\$38,370	\$38,370							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Consultants Cost											
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Lead Hazard Control (LHC) Forgivable Loans	90	\$30,000	\$2,700,000	\$2,700,000							
LHC Landlord Contribution 10% per project	60	\$3,000	\$180,000		\$180,000						
CDBG Match Funds LHC Forgivable Loans	20	\$15,000	\$300,000		\$300,000						
Contract Service VNA Month	42	\$1,500	\$63,000	\$63,000							
VNA Outreach Match Hours	130	\$56	\$7,306		\$7,306						
Subtotal - Contracts			\$3,250,306	\$2,763,000	\$487,306						
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Sub-Grantees											
Total Contracts and Sub-Grantees Cost			\$3,250,306	\$2,763,000	\$487,306						
8. Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8a. Administrative and legal expenses											
Subtotal - Administrative and legal expenses											
8b. Land, structures, rights-of way, appraisal, etc											
Subtotal - Land, structures, rights-of way, ...											
8c. Relocation expenses and payments											
Subtotal - Relocation expenses and payments											
8d. Architectural and engineering fees											
Subtotal - Architectural and engineering fees											
8e. Other architectural and engineering fees											
Subtotal - Other architectural and engineering fees											
8f. Project inspection fees											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:		City of Dubuque									
Subtotal - Project inspection fees											
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Site work											
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Demolition and removal											
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Construction											
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Equipment											
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Contingencies											
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Miscellaneous											
Total Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:		City of Dubuque									
9. Other Direct Costs	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Item											
Copying/Reproduction - Machine Rental	42	50	\$2,100	\$2,100							
Printing (Manuals, Flyers, etc)	42	50	\$2,100	\$2,100							
Processing Materials (shredding)	42	12	\$504	\$504							
Federal Express & Postage	180	35	\$6,300	\$6,300							
Advertising - Outreach/Education per mo	42	200	\$8,400	\$8,400							
Uniforms (5 shirts x 2 inspectors x 3 years)	30	\$40	\$1,200	\$1,200							
Telephone - (3 smart phones & land line)	42	\$225	\$9,450	\$9,450							
Office Space, Utilities, & Maintenance - 4 Offices	42	\$2,500	\$105,000		\$105,000						
Training Staff (Certifications - Lead, HH etc.) /yr	3	\$4,000	\$12,000	\$12,000							
Training (Contractors, Non-Lead Staff) - Capacity Building	3	\$6,000	\$18,000	\$18,000							
Relocation	90	\$800	\$72,000	\$72,000							
Relocation Deposit Collected	60	\$200	\$12,000		\$12,000						
Hotel Rate Discount (\$35.00 for a 10 day stay)	50	\$350	\$17,500		\$17,500						
Soil & Dust Sampling & Related Supplies	210	\$150	\$31,500	\$31,500							
Other Misc (Pollution Insurance, Audit & Legal Fees)	1	\$27,155	\$27,155	\$27,155							
Total Other Direct Costs			\$325,209	\$190,709	\$134,500						
Subtotal of Direct Costs			\$5,152,341	\$4,460,453	\$691,888						
10. Indirect Costs	Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Type											
Total Indirect Costs											
Total Estimated Costs			\$5,152,341	\$4,460,453	\$691,888						

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	1,075,005.00	20.9%
2 Fringe Benefits	444,103.49	8.6%
3 Travel	19,348.00	0.4%
4 Equipment	0.00	0.0%
5 Supplies and Materials	38,370.00	0.7%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	3,250,306.00	63.1%
8 Construction	0.00	0.0%
9 Other Direct Costs	325,208.72	6.3%
10 Indirect Costs	0.00	0.0%
Total:	5,152,341.21	100.0%
Federal Share:	4,460,453.35	
Total Healthy Homes Supplement:	0.00	
Total Federal Share without HH Supplement	4,460,453.35	
Match (Expressed as a percentage of the Total Federal Share without HH Supplement):	691,887.86	15.51%

Previous versions of HUD-424-CBW are obsolete.

form HUD-424-CBW (2/2003)

This form is to be used to provide detailed budget information regarding your proposed program. If your program requires you to provide program activity information you should use a separate HUD-424-CBW to provide information related to each program activity. The detailed information provided on this form can be summarized on the HUD-424-CB form by checking the "All Years" box at the top of the form and inputting the summary information.

Item	Discussion
1 - Personnel (Direct Labor)	This section should show the labor costs for all individuals supporting the grant program effort (regardless of the source of their salaries). The hours and costs are for the full life of the grant. If an individual is employed by a contractor or sub-grantee, their labor costs should not be shown here. Please include all labor costs that are associated with the proposed grant program, including those costs that will be paid for with in-kind or matching funds. Do not show fringe or other indirect costs in this section. Please use the hourly labor cost for salaried employees (use 2080 hours per year or the value your organization uses to perform this calculation). An employee working less than full time on the grant should show the numbers of hours they will work on the grant.
2 - Fringe Benefits	Use the standard fringe rates used by your organization. You may use a single fringe rate (a percentage of the total direct labor) or list each of the individual fringe charges. The spreadsheet is set up to use the Total Direct Labor Cost as the base for the fringe calculation. If your organization calculates fringe benefits differently, please use a different base and discuss how you calculate fringe as a comment.
3 - Travel	
3a - Transportation - Local Private Vehicle	If you plan on reimbursing staff for the use of privately owned vehicles or if you are required to reimburse your organization for mileage charges, show your mileage and cost estimates in this section.
3b - Transportation - Airfare	Show the estimated cost of airfare required to support the grant program effort. Show the destination and the purpose of the travel as well as the estimated cost of the tickets. Each program notice of funding opportunity (NOFO) discusses the travel requirements that should be listed here.
3c - Transportation - Other	If you or are charged monthly by your organization for a vehicle for use by the grant program, indicate those costs in this section. Provide estimates for other transportation costs that may be incurred (taxi, etc.).
3d - Per Diem or Subsistence	For travel which will require the payment of subsistence or per diem in accordance with your organization's policies. Indicate the location of the travel. Each program NOFO discusses the travel requirements that should be listed here.
4 - Equipment	"Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. Each program NOFO describes what equipment may be purchased using grant funding.
5 - Supplies and Materials	"Supplies" means all tangible personal property other than those described in the definition of equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. List the proposed supplies and materials as either Consumable Supplies or as Non-Consumable Materials.
5a - Consumable Supplies	List the consumable supplies you propose to purchase. General office or other common supplies may be estimated using an anticipated consumption rate.
5b - Non-consumable materials	List furniture, computers, printers, and other items that will not be consumed in use. Please list the quantity and unit cost.
6 - Consultants	Indicate the consultants you will use. Indicate the type of consultant (skills), the number of days you expect to use them, and their daily rate.
7 - Contracts and Subgrantees 7a - Contracts 7b - Subgrantees	List the contractors and sub-grantees that will help accomplish the grant effort. Examples of contracts that should be shown here include contracts with Community Based Organizations; liability insurance; and training and certification for contractors and workers. If any contractor, sub-contractor, or sub-grantee is expected to receive over 10% of the total Federal amount requested, a separate Grant Application Detailed Budget (Worksheet) should be developed for that contractor or sub-grantee and the total amount of their proposed effort should be shown as a single entry in this section. Unless your proposed program will perform the primary grant effort with in-house employees (which should be listed in section 1), the costs of performing the primary grant activities should be shown in this section. Types of activities which should be shown in this section: · Contracts for all services · Training for individuals not on staff · Contracts with Community Based Organizations or Other Governmental Organizations (note the 10% requirement discussed above) · Insurance if your program will procure it separately

Please provide a short description of the activity the contractor or subgrantee will perform, if not evident.

8 – Construction Costs	
8a – Administrative and legal expenses	Enter estimated amounts needed to cover administrative expenses. Do not include costs that are related to the normal functions of government.
8b – Land, structures, rights-of way, appraisal, etc.	Enter estimated site and right(s)-of-way acquisition costs (this includes purchase, lease, and/or easements).
8c – Relocation expenses and payments	Enter estimated costs related to relocation advisory assistance, replacement housing, relocation payments to displaced persons and businesses, etc.
8d – Architectural and engineering fees	Enter estimated basic engineering fees related to construction (this includes start-up services and preparation of project performance work plan).
8e – Other architectural and engineering fees	Enter estimated engineering costs, such as surveys, tests, soil borings, etc.
8f – Project inspection fees	Enter estimated engineering inspection costs.
8g – Site work	Enter the estimated site preparation and restoration costs that are not included in the basic construction contract.
8h – Demolition and removal	Enter the estimated costs related to demolition activities.
8i – Construction	Enter estimated costs of the construction contract.
8j – Equipment	Enter estimated cost of office, shop, laboratory, safety equipment, etc. to be used at the facility, if such costs are not included in the construction contract.
8k – Contingencies	Enter any estimated contingency costs.
8l – Miscellaneous	Enter estimated miscellaneous costs.
9 - Other Direct Costs	Other Direct Costs include a number of items that are not appropriate for other sections. Other Direct Costs may include: · Staff training · Telecommunications · Printing and postage Relocation, if costs are paid directly by your organization (if relocation costs are paid by a subgrantee, it should be reflected in Section 7)
10 - Indirect Costs	Indirect costs (including Facilities and Administration costs) are those costs that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved. Indicate your approved Indirect Cost Rate (if any) and calculate the indirect costs in accordance with the terms of your approved indirect cost rate and enter the resulting amount. Also show the applicable cost base amount and identify the proposed cost base type.
Total Estimated Costs	Enter the grand total of all the applicable columns.
The eight rightmost columns allow you to identify how the costs will be spread between the HUD Share and other contributors (including Match funds and Program Income). This information will help the reviewers better understand your program and priorities.	

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: Applicant Address:	City of Dubuque	
	Health & Housing and Community Development Departments	
	350 W. 6th Street Suite 312	
	Dubuque, Iowa 52001	

[illegible]

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
Subtotal - Transportation - Airfare											
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Transportation - Other											
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Per Diem or Subsistence											
Total Travel Cost											
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Equipment Cost											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Consumable Supplies											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Non-Consumable Materials											
Total Supplies and Materials Cost											
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Consultants Cost											
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Contracts											
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Sub-Grantees											
Total Contracts and Sub-Grantees Cost											
8. Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8a. Administrative and legal expenses											
Subtotal - Administrative and legal expenses											
8b. Land, structures, rights-of way, appraisal, etc											
Subtotal - Land, structures, rights-of way, ...											
8c. Relocation expenses and payments											
Subtotal - Relocation expenses and payments											
8d. Architectural and engineering fees											
Subtotal - Architectural and engineering fees											
8e. Other architectural and engineering fees											
Subtotal - Other architectural and engineering fees											
8f. Project inspection fees											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Dubuque											
Subtotal - Project inspection fees											
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Site work											
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Demolition and removal											
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Construction											
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Equipment											
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Contingencies											
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Miscellaneous											
Total Construction Costs											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

OMB Approval No. 2501-0017
Expiration: 1/31/2026

[illegible]

Grant Application Detailed Budget Worksheet

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	0.00	0.0%
2 Fringe Benefits	0.00	0.0%
3 Travel	0.00	0.0%
4 Equipment	0.00	0.0%
5 Supplies and Materials	0.00	0.0%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	0.00	0.0%
8 Construction	0.00	0.0%
9 Other Direct Costs	736,600.00	100.0%
10 Indirect Costs	0.00	0.0%
Total:	736,600.00	100.0%
Federal Share:	736,600.00	
Total Healthy Homes Supplement:	736,600.00	
Total Federal Share without HH Supplement	0.00	
Match (Expressed as a percentage of the Total Federal Share without HH Supplement):	0.00	0.00%

Previous versions of HUD-424-CBW are obsolete.

form HUD-424-CBW (2/2003)

This form is to be used to provide detailed budget information regarding your proposed program. If your program requires you to provide program activity information you should use a separate HUD-424-CBW to provide information related to each program activity. The detailed information provided on this form can be summarized on the HUD-424-CB form by checking the "All Years" box at the top of the form and inputting the summary information.

Item	Discussion
1 - Personnel (Direct Labor)	This section should show the labor costs for all individuals supporting the grant program effort (regardless of the source of their salaries). The hours and costs are for the full life of the grant. If an individual is employed by a contractor or sub-grantee, their labor costs should not be shown here. Please include all labor costs that are associated with the proposed grant program, including those costs that will be paid for with in-kind or matching funds. Do not show fringe or other indirect costs in this section. Please use the hourly labor cost for salaried employees (use 2080 hours per year or the value your organization uses to perform this calculation). An employee working less than full time on the grant should show the numbers of hours they will work on the grant.
2 - Fringe Benefits	Use the standard fringe rates used by your organization. You may use a single fringe rate (a percentage of the total direct labor) or list each of the individual fringe charges. The spreadsheet is set up to use the Total Direct Labor Cost as the base for the fringe calculation. If your organization calculates fringe benefits differently, please use a different base and discuss how you calculate fringe as a comment.
3 - Travel	
3a - Transportation - Local Private Vehicle	If you plan on reimbursing staff for the use of privately owned vehicles or if you are required to reimburse your organization for mileage charges, show your mileage and cost estimates in this section.
3b - Transportation - Airfare	Show the estimated cost of airfare required to support the grant program effort. Show the destination and the purpose of the travel as well as the estimated cost of the tickets. Each program notice of funding opportunity (NOFO) discusses the travel requirements that should be listed here.
3c - Transportation - Other	If you or are charged monthly by your organization for a vehicle for use by the grant program, indicate those costs in this section. Provide estimates for other transportation costs that may be incurred (taxi, etc.).
3d - Per Diem or Subsistence	For travel which will require the payment of subsistence or per diem in accordance with your organization's policies. Indicate the location of the travel. Each program NOFO discusses the travel requirements that should be listed here.
4 - Equipment	"Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. Each program NOFO describes what equipment may be purchased using grant funding.
5 - Supplies and Materials	"Supplies" means all tangible personal property other than those described in the definition of equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. List the proposed supplies and materials as either Consumable Supplies or as Non-Consumable Materials.
5a - Consumable Supplies	List the consumable supplies you propose to purchase. General office or other common supplies may be estimated using an anticipated consumption rate.
5b - Non-consumable materials	List furniture, computers, printers, and other items that will not be consumed in use. Please list the quantity and unit cost.
6 - Consultants	Indicate the consultants you will use. Indicate the type of consultant (skills), the number of days you expect to use them, and their daily rate.
7 - Contracts and Subgrantees 7a - Contracts 7b - Subgrantees	List the contractors and sub-grantees that will help accomplish the grant effort. Examples of contracts that should be shown here include contracts with Community Based Organizations; liability insurance; and training and certification for contractors and workers. If any contractor, sub-contractor, or sub-grantee is expected to receive over 10% of the total Federal amount requested, a separate Grant Application Detailed Budget (Worksheet) should be developed for that contractor or sub-grantee and the total amount of their proposed effort should be shown as a single entry in this section. Unless your proposed program will perform the primary grant effort with in-house employees (which should be listed in section 1), the costs of performing the primary grant activities should be shown in this section. Types of activities which should be shown in this section: · Contracts for all services · Training for individuals not on staff · Contracts with Community Based Organizations or Other Governmental Organizations (note the 10% requirement discussed above) · Insurance if your program will procure it separately

Please provide a short description of the activity the contractor or subgrantee will perform, if not evident.

8 – Construction Costs	
8a – Administrative and legal expenses	Enter estimated amounts needed to cover administrative expenses. Do not include costs that are related to the normal functions of government.
8b – Land, structures, rights-of way, appraisal, etc.	Enter estimated site and right(s)-of-way acquisition costs (this includes purchase, lease, and/or easements).
8c – Relocation expenses and payments	Enter estimated costs related to relocation advisory assistance, replacement housing, relocation payments to displaced persons and businesses, etc.
8d – Architectural and engineering fees	Enter estimated basic engineering fees related to construction (this includes start-up services and preparation of project performance work plan).
8e – Other architectural and engineering fees	Enter estimated engineering costs, such as surveys, tests, soil borings, etc.
8f – Project inspection fees	Enter estimated engineering inspection costs.
8g – Site work	Enter the estimated site preparation and restoration costs that are not included in the basic construction contract.
8h – Demolition and removal	Enter the estimated costs related to demolition activities.
8i – Construction	Enter estimated costs of the construction contract.
8j – Equipment	Enter estimated cost of office, shop, laboratory, safety equipment, etc. to be used at the facility, if such costs are not included in the construction contract.
8k – Contingencies	Enter any estimated contingency costs.
8l – Miscellaneous	Enter estimated miscellaneous costs.
9 - Other Direct Costs	Other Direct Costs include a number of items that are not appropriate for other sections. Other Direct Costs may include: · Staff training · Telecommunications · Printing and postage Relocation, if costs are paid directly by your organization (if relocation costs are paid by a subgrantee, it should be reflected in Section 7)
10 - Indirect Costs	Indirect costs (including Facilities and Administration costs) are those costs that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved. Indicate your approved Indirect Cost Rate (if any) and calculate the indirect costs in accordance with the terms of your approved indirect cost rate and enter the resulting amount. Also show the applicable cost base amount and identify the proposed cost base type.
Total Estimated Costs	Enter the grand total of all the applicable columns.
The eight rightmost columns allow you to identify how the costs will be spread between the HUD Share and other contributors (including Match funds and Program Income). This information will help the reviewers better understand your program and priorities.	

City of Dubuque Lead Hazard Control Budget Narrative

The proposed Lead Hazard Control Budget contains the following expenses:

1. Personnel (\$1,075,005.00)

List of Personnel Duties and Roles

1a. Housing & Community Development Director: Alexis Steger, will dedicate 2 hours per week (5%) to this grant to review financial information, ensure compliance with federal regulations and assist with closeout activities (100% Admin, Match \$20,075).

1b. Health Department Liaison: Health Specialist Mary Rose Corrigan will connect lead hazard control, the medical community and code enforcement/compliance. (100% Admin, Match \$30,030)

1c. Program Manager: Christina Schneider, will oversee all projects to ensure that safe lead remediation, relocation and healthy homes modifications and repairs are carried out in a timely and compliant manner. This position will allocate time to program administration, such as purchase order and invoice review and approval, budget spreadsheet data entry and review, Environmental Review. (\$313,040) (80% Direct Cost, 20% Admin Cost)

1d-e. Lead/HH Inspector (2): Inspector Kelly Davis and Inspector Ragan Griffin will conduct lead inspections, create bid specifications and environmental reviews. Work with residents on relocation efforts when needed, and ensure contractors are using lead safe practices. (\$486,180.00) (95% Direct, 5% Admin)

1f. Lead/HH Financial Specialist: Tami Conzett will prepare invoices and purchase orders for processing, followed by approval by the Department Director. This position also completes all intake, income verifications, and schedules in-home assessments, as well as contractor and resident collaboration/relocation. (\$225,680.00) (68% Direct Cost; 32% Admin Cost)

2. Fringe Benefits: (\$444,103.49)

These benefits are provided to all the staff listed above in Budget Item #1:

Fringe benefits for each employee includes Health Insurance, Life Insurance, Iowa Public Employee Retirement System (IPERS), Parking, Workmen's Compensation, and employee physicals and are calculated at a rate of 39.87% of employee wages. (Admin, and Direct Cost percentages are the same as noted for each position in budget item #1) (Match \$19,977)

3. Travel: (\$19,348.00)

3a) Transportation – Local Private Vehicle:

Vehicle Mileage - Program Director & Lead/HH Inspectors. Local transportation to and from units being assisted to ensure proper timelines, installs, and to meet with residents. (11,000 miles @ \$0.62) (95% Direct Cost, 5% Admin Cost)

City of Dubuque Lead Hazard Control Budget Narrative

3b) Transportation – Airfare:

Airfare to Program Manager School required trainings for the Program director and Program Manager; @ \$600 per person for one mandatory trip per person, per year of the grant (6 flights). (100% Admin Cost)

3c) Transportation / Other

Lodging - Overnight hotel stay for program management training. Three nights per training during the Program Manager School for the Project Director and Project Manager at \$300 a night. (100% Admin Cost)

3d) Per Diem of Subsistence

Per Diem for four days per trip for two people for mandatory Program Manager School each year @ \$72 per day. (100% Admin Cost)

Conference Registration- Costs associated with registration fees for Program Manager School. Calculated at a unit cost of \$300 per training (2 people each year for 3 years). (100% Admin Cost)

4) Equipment-: (\$0)

NONE

5) Supplies and Materials – (\$38,370.00)

5a) Consumable Supplies

Office Supplies: File folders, note pads, pens, paperclips, etc (\$3,000). (100% Admin Cost)

The City of Dubuque owns (2) XRF guns. The cost for the consumable portion of these guns is included in this grant application.

One Analyzer Resourcing per gun per year (2 x 3 x \$3,700) (\$22,200)

Eight (8) battery packs @ \$65 ea. (\$520.00)

Total (\$27,520) (100% Other Direct Cost)

5b) Non-Consumable Supplies

One computer ea. for the Program Manager, 2 Inspectors and a Financial Specialist (Total of 4 Computers) are required at a cost of \$2,300 each. (100% Admin Cost)

A tablet for each of the inspectors in the field (2) to note conditions \$1,200 each. (100% Other Direct Cost)

A smart phone for each inspector (2) is required at a cost of \$400 each. (100% Other Direct Cost)

Software for plan layouts and photos for both inspectors (2) at a cost of \$125 each. (100% Other Direct Cost)

6. Consultants (\$0)

NONE

City of Dubuque Lead Hazard Control Budget Narrative

7. Contracts and Subgrantees (\$3,250,306.00)

- 7a. Contracts will be let for approximately 90 units at an average cost of \$30,000 per unit (\$2,700,000). (100% Direct Cost)
- 7b. Approximately 60% of the units will be rental units and per our administrative policy will require a 10% owner contribution. (\$180,000). (100% Direct Cost)
- 7c. CDBG Matching funds will be used on approximately 20 owner occupied units at \$15,000 per unit. (100% Direct Cost, \$300,000 Match)
- 7f. The Visiting Nurses Association (VNA) will provide in-home assessments and provide resident services for 42 months of the grant @ \$1,500 per month. (100% Other Direct Cost)
- 7g. The VNA will also complete 130 hours of outreach activities as part of the grant match at \$56.20 per hour. (100% Other Direct Cost, \$7,306 Match)

9. Other Direct Costs (\$325,208.72)

- 9a. Copy/Reproduction machine rental: Copy machine required in the office to print, copy and scan documents for the program for 42 months at \$50 per month. (\$2,100). (100% Admin Cost)
- 9b. Printing: Cost of printing for manuals, flyers, applications, contracts and other file required documents for 42 months at \$50 per month (\$2,100). (100% Admin Cost, as the City of Dubuque's print tracking system is unable to differentiate jobs as Other Direct vs Administrative).
- 9c. Processing Materials (shredding): Shredding documents with personally identifying information that is not required to be kept in a file for 42 months at \$12 per month (\$504). (100% Other Direct Cost)
- 9d. Federal Express & Postage: Mailing all materials for the program such as applications, outreach materials, contracts and other file information for approximately 180 pieces of mail at an average cost of \$35 (\$6,300). (50% Admin, 50% Other Direct Cost)
- 9e. Advertising Outreach/Educational Materials: Materials to send to households each month or to advertise the grant on the radio to educate and solicit applications for the program for 42 months at \$200 per month (\$8,400). (100% Other Direct Cost)
- 9f. Uniforms are required for inspectors for safety and identification of employees. 5 shirts per inspector per year for three years at an average cost of \$40 per shirt (\$1,200). (100% Admin Cost)
- 9g. Telephone Service: Service for three smart phones; One for the Program Manager, and one each for two Inspector Positions and service for 4 desk phones for all grant employees for 42 months at \$225 per month (\$9,450). (100% Admin Cost)

City of Dubuque Lead Hazard Control Budget Narrative

- 9h. Office Space, Utilities & Maintenance for four office cubicles/workstations for 42 months at a cost of \$2,500 per month (\$105,000) (100% Admin Cost, Match \$105,000).
- 9i. Training staff: Additional trainings required for Lead and Healthy Homes certifications (Lead Inspector) for three trainings at a cost of \$4,000 per training. (\$12,000) (100% Other Direct Cost, Match \$12,000)
- 9j. Training for contractors, non-lead staff, to increase contractor capacity to fulfill grant requirements for three training sessions at \$6,000 per session. (\$18,000). (100% Other Direct Cost)
- 9k. Relocation projected for all units (90) at a cost of \$800 per relocation (\$72,000). (100% Direct Cost)
- 9l. 60 relocations are anticipated to be rental units in which the property owner would contribute \$200 for a deposit (Match, \$12,000). (100% Direct Cost)
- 9m. The City will apply a hotel discount rate for the relocations that can't be accommodated at the City relocation units. Approximately serving 50 relocations for \$350 each 10-day stay (\$17,500) (100% Direct Cost, Match \$17,500).
- 9n. Soil & Dust Sampling and related supplies for 210 samples at \$150 per sample (\$31,500). (100% Direct Cost)
- 9o. Other Misc: Single Audit fees related to this grant only, pollution insurance, and legal fees to review contracts, defend contract clauses, file legal documents such as liens and public hearings for 42 months:
Single Audit Fees (\$3,400/yr for 3 years = \$10,200)
Pollution Insurance (\$11,500)
Legal Fees (\$5,454.72)
Total (\$21,154.72) (100% Admin Cost)

9z Healthy Homes Supplement (\$736,600 on HH Supp 424 CBW Tab)

Please see Healthy Homes Budget Narrative

10. Indirect Costs

NONE

In summary,

the total requested HUD expense of \$4,460,453.35 consists of:

- \$ 292,805.29 (6.56%) Administrative costs
- \$ 4,020,925.06 (90.15%) Direct LHC Project costs
- \$ 131,224.00 (2.94%) Other Direct costs.

These estimates **exclude** the Healthy Homes Supplemental cost. See ATTACHMENT 9 for Healthy Homes Supplement narrative.

add life to longer stays®



December 11th, 2023

City of Dubuque Housing & Community Development Dept.
Alexis Steger
350 W. 6th St, Ste. 316
Dubuque, IA 52001
563.589.1724
Lead@cityofdubuque.org

Dear Alexis,

We are so thrilled that you have given the TownePlace Suites by Marriott Dubuque an opportunity to be a preferred hotel for City of Dubuque Housing & Community Development Dept. travelers. It is our top priority to assist you with exceeding the individual needs of each of your guests. Based on your needs, I'm excited to share the following aspects of our property to make your guests' stays comfortable and a "home away from home."

- Complimentary Hot Breakfast is a cost-reducing amenity offered daily
- Full Kitchens w/stovetop allows guests the option to stay in for dinner, avoiding additional spending
- In-room HomeOffice space for guests to stay productive while keeping their normal routine
- Our In a Pinch Market is open 24 hours for your convenience
- Free high-speed and Wireless Internet throughout the facility, allowing your guests to stay connected to their customers and family while at the hotel.

Valid Dates: We are pleased to extend the following Exclusive Rates to City of Dubuque Housing & Community Development Dept. business travelers beginning January 1st, 2024, through December 31st, 2024.

Rates:

Room Type	1-4 nights	5-11 nights	12-29 nights	30+ nights
Studio King Suite	\$174	\$138	\$133	\$123
Studio Double Queen Suite	\$174	\$138	\$133	\$123

These rates are offered on a net, non-commissionable basis and do not include taxes.
Greater discounted rates may be negotiated for groups.

Production: This rate is based on 50+ room nights within the next 12 months. Terms of this agreement are subject to a quarterly review at which time room night production will be evaluated. We reserve the right to cancel or alter terms of this arrangement with 30 days' written notice if volume is not on pace to meet the annual room night commitment.

Room Availability: City of Dubuque Housing & Community Development Dept. preferred rate is NLRA (Non Last Room Availability).

Reservations: Individual reservations can be made through Marriott.com/DBQTS, custom company URL, or by calling the hotel direct at (563) 258-4500. Reservations can be made by contacting the Director of Sales directly at ajordan@kinseth.com

Billing: For all City of Dubuque Housing & Community Development Dept. employees, guestroom charges including room, tax and incidentals can be directly billed to the company or guestroom charges including room, tax and incidentals can be the responsibility of the individual traveler. Reservations must be guaranteed with a credit card at time of booking.

Please note that any reservation can be cancelled without penalty within 48 hours of arrival. A cancellation number should be obtained from the reservations agent for reference. In the event that a reservation is guaranteed and the guest does not cancel nor arrive, the appropriate room & tax charges will be charged to the credit card provided at time of booking.

Marriott Bonvoy: Any City of Dubuque Housing & Community Development Dept. business traveler may become a member of our Marriott Bonvoy program at no cost and with no minimum stay. The Marriott Bonvoy Program is a frequent guest program designed to provide awards and benefits for individuals that stay at any Marriott Hotel. A sample of benefits that the member receives are: airline miles, points to be used towards free nights at any Marriott Hotel, vacation packages, express check-in and check-out. Membership application forms may be obtained at our Front Desk upon check in, or accessed through Marriottrewards.com.

We appreciate the opportunity to earn your business this year. Please let me know if there is anything specific we can do to make the stays for your guests the most enjoyable as they can be.

Accepted By:

E-Signed : 12/18/2023 09:24 AM CST

Alexis M. Steger

lead@cityofdubuque.org
IP: 64.33.158.242

Sertifi Electronic Signature

E-Signed : 12/18/2023 09:25 AM CST

Alyssa Jordan

ajordan@kinseth.com
IP: 207.191.204.36

Sertifi Electronic Signature

DocID: 20231213224348308



UnityPoint Health
Visiting Nurse Association

660 Iowa St.
Dubuque, IA 52001
(563) 556-6200

City of Dubuque
City Hall Annex
1300 Main St
Dubuque Iowa 52001

Ms. Nicole Lytle

The Visiting Nurse Association (VNA) is providing this letter as our commitment to the City of Dubuque 2024 Lead Hazard Control Grant. Upon the city's receipt of a successful HUD/Lead Hazard application the Visiting Nurse Association (VNA) will provide a match of 130 hours of community outreach and education at \$56.20 per hour for a total of \$7,300.

The VNA proudly partners with the City of Dubuque and supports their HUD/Lead Hazard application. VNA believes the City of Dubuque will provide a high-quality program that improves the well being of the residents of Dubuque.

Sincerely,

Stacey Killian
Director, Visiting Nurse Association

August 16, 2024

Christina Schneider
Lead Based-Paint Hazard Control Program Manager
Housing and Community Development Department
Dubuque, IA 52001

Dear Christina:

The City of Dubuque General Housing Activity is pleased to support the application for new funding to continue making units lead safe and improve the quality of housing in the city of Dubuque. General Housing strives to be a committed partner in the City of Dubuque's Lead Hazard Control Program. We are in support for your application for a Lead Based-Paint Hazard Control Grant from the U.S. Department of Housing and Urban Development.

General Housing will be an active referral source utilizing our code inspectors. We will initiate conversations to implement amendments to local code to include language concerning the new healthy homes standards to improve the minimum code standards.

We heartily support the grant application for the continuation of the Lead Based-Paint Hazard Control Program being requested by the City of Dubuque Housing and Community Development Department and City of Dubuque Health Services Department.

Sincerely,

Ben Pothoff
Housing Inspection Supervisor

August 1, 2024

Alexis Steger
Housing and Community Development Department Director
350 W. 6th Street, Suite 312
Dubuque, IA 52001

RE: Lead Based-Paint Hazard Control Grant

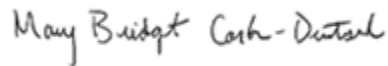
Alexis:

This letter the intent of the allocation of Community Development Block Grant (CDBG) funds as a match for a Lead Paint Hazard Control Grant. The Community Development Advisory Commission will review the request at their meeting on September 4, 2024.

The Commission will review the grant request, which would provide for continuation of a 42-month lead hazard reduction program totaling approximately \$4.2 million. The grant requires a 10% matching contribution. As part of the match, CDBG funding is being requested for FY2026, FY2027, FY2028, and FY2029 for a total of \$300,000.00

The FY2021-2025 Consolidated Plan for Housing and Community Development has identified the need to create lead safe housing units in Dubuque and is an appropriate use of CDBG funds. The Community Development Advisory Commission has fully supported match funding for Lead Hazard Control grants in Dubuque for many years, most recently allocating \$300,000 as match for the 2021 awarded grant.

Respectfully submitted,



Mary Bridget Corken-Deutsch
Community Development Specialist

August 16, 2024

Christina Schneider
Lead and Healthy Homes Program Manager
Housing and Community Development Department
350 W 6th Street, Suite 312
Dubuque, IA 52001

Dear Christina:

The City of Dubuque is proud to be a past recipient of Lead Hazard Control grant funding from the U. S. Department of Housing and Urban Development. We are excited to submit an application for new funding to continue making units lead safe and improve the quality of housing throughout the City.

The City of Dubuque supports the application for additional funding with these match funding commitments for the 42-month duration (plus three-month close-out):

- Salary and related fringe benefits for staff at the following rates:
 - Housing and Community Development Department Director, Alexis Steger, for 2 hours/week (275 hours) at \$50.00 per hour
 - Assistant Housing Director, Mike Belmont, for 3 hours/week (546 hours) at \$46 per hour
 - Public Health Specialist, Mary Rose Corrigan, for 3 hours/week (546 hours) at \$46 per hour
 - Total in-kind staff match commitment: **\$90,067.00**
- Use of four work spaces for the Program Manager, two Lead/HH Inspectors, and a Lead/HH Assistant within the Housing & Community Development Department with a fair market rent value of \$2,500/month for a total of **\$105,000**

We heartily support the grant application for the continuation of the Lead Based-Paint Hazard Reduction Program being requested by the City Housing and Community Development Department and City Health Services Department.

Sincerely,

Alexis Steger, Director
Housing & Community Development Department Manager

City of Dubuque Lead Hazard Control Budget Narrative

The proposed Lead Hazard Control Budget contains the following expenses:

1. Personnel (\$1,075,005.00)

List of Personnel Duties and Roles

1a. Housing & Community Development Director: Alexis Steger, will dedicate 2 hours per week (5%) to this grant to review financial information, ensure compliance with federal regulations and assist with closeout activities (100% Admin, Match \$20,075).

1b. Health Department Liaison: Health Specialist Mary Rose Corrigan will connect lead hazard control, the medical community and code enforcement/compliance. (100% Admin, Match \$30,030)

1c. Program Manager: Christina Schneider, will oversee all projects to ensure that safe lead remediation, relocation and healthy homes modifications and repairs are carried out in a timely and compliant manner. This position will allocate time to program administration, such as purchase order and invoice review and approval, budget spreadsheet data entry and review, Environmental Review. (\$313,040) (80% Direct Cost, 20% Admin Cost)

1d-e. Lead/HH Inspector (2): Inspector Kelly Davis and Inspector Ragan Griffin will conduct lead inspections, create bid specifications and environmental reviews. Work with residents on relocation efforts when needed, and ensure contractors are using lead safe practices. (\$486,180.00) (95% Direct, 5% Admin)

1f. Lead/HH Financial Specialist: Tami Conzett will prepare invoices and purchase orders for processing, followed by approval by the Department Director. This position also completes all intake, income verifications, and schedules in-home assessments, as well as contractor and resident collaboration/relocation. (\$225,680.00) (68% Direct Cost; 32% Admin Cost)

2. Fringe Benefits: (\$444,103.49)

These benefits are provided to all the staff listed above in Budget Item #1:

Fringe benefits for each employee includes Health Insurance, Life Insurance, Iowa Public Employee Retirement System (IPERS), Parking, Workmen's Compensation, and employee physicals and are calculated at a rate of 39.87% of employee wages. (Admin, and Direct Cost percentages are the same as noted for each position in budget item #1) (Match \$19,977)

3. Travel: (\$19,348.00)

3a) Transportation – Local Private Vehicle:

Vehicle Mileage - Program Director & Lead/HH Inspectors. Local transportation to and from units being assisted to ensure proper timelines, installs, and to meet with residents. (11,000 miles @ \$0.62) (95% Direct Cost, 5% Admin Cost)

City of Dubuque Lead Hazard Control Budget Narrative

3b) Transportation – Airfare:

Airfare to Program Manager School required trainings for the Program director and Program Manager; @ \$600 per person for one mandatory trip per person, per year of the grant (6 flights). (100% Admin Cost)

3c) Transportation / Other

Lodging - Overnight hotel stay for program management training. Three nights per training during the Program Manager School for the Project Director and Project Manager at \$300 a night. (100% Admin Cost)

3d) Per Diem of Subsistence

Per Diem for four days per trip for two people for mandatory Program Manager School each year @ \$72 per day. (100% Admin Cost)

Conference Registration- Costs associated with registration fees for Program Manager School. Calculated at a unit cost of \$300 per training (2 people each year for 3 years). (100% Admin Cost)

4) Equipment-: (\$0)

NONE

5) Supplies and Materials – (\$38,370.00)

5a) Consumable Supplies

Office Supplies: File folders, note pads, pens, paperclips, etc (\$3,000). (100% Admin Cost)

The City of Dubuque owns (2) XRF guns. The cost for the consumable portion of these guns is included in this grant application.

One Analyzer Resourcing per gun per year (2 x 3 x \$3,700) (\$22,200)

Eight (8) battery packs @ \$65 ea. (\$520.00)

Total (\$27,520) (100% Other Direct Cost)

5b) Non-Consumable Supplies

One computer ea. for the Program Manager, 2 Inspectors and a Financial Specialist (Total of 4 Computers) are required at a cost of \$2,300 each. (100% Admin Cost)

A tablet for each of the inspectors in the field (2) to note conditions \$1,200 each. (100% Other Direct Cost)

A smart phone for each inspector (2) is required at a cost of \$400 each. (100% Other Direct Cost)

Software for plan layouts and photos for both inspectors (2) at a cost of \$125 each. (100% Other Direct Cost)

6. Consultants (\$0)

NONE

City of Dubuque Lead Hazard Control Budget Narrative

7. Contracts and Subgrantees (\$3,250,306.00)

- 7a. Contracts will be let for approximately 90 units at an average cost of \$30,000 per unit (\$2,700,000). (100% Direct Cost)
- 7b. Approximately 60% of the units will be rental units and per our administrative policy will require a 10% owner contribution. (\$180,000). (100% Direct Cost)
- 7c. CDBG Matching funds will be used on approximately 20 owner occupied units at \$15,000 per unit. (100% Direct Cost, \$300,000 Match)
- 7f. The Visiting Nurses Association (VNA) will provide in-home assessments and provide resident services for 42 months of the grant @ \$1,500 per month. (100% Other Direct Cost)
- 7g. The VNA will also complete 130 hours of outreach activities as part of the grant match at \$56.20 per hour. (100% Other Direct Cost, \$7,306 Match)

9. Other Direct Costs (\$325,208.72)

- 9a. Copy/Reproduction machine rental: Copy machine required in the office to print, copy and scan documents for the program for 42 months at \$50 per month. (\$2,100). (100% Admin Cost)
- 9b. Printing: Cost of printing for manuals, flyers, applications, contracts and other file required documents for 42 months at \$50 per month (\$2,100). (100% Admin Cost, as the City of Dubuque's print tracking system is unable to differentiate jobs as Other Direct vs Administrative).
- 9c. Processing Materials (shredding): Shredding documents with personally identifying information that is not required to be kept in a file for 42 months at \$12 per month (\$504). (100% Other Direct Cost)
- 9d. Federal Express & Postage: Mailing all materials for the program such as applications, outreach materials, contracts and other file information for approximately 180 pieces of mail at an average cost of \$35 (\$6,300). (50% Admin, 50% Other Direct Cost)
- 9e. Advertising Outreach/Educational Materials: Materials to send to households each month or to advertise the grant on the radio to educate and solicit applications for the program for 42 months at \$200 per month (\$8,400). (100% Other Direct Cost)
- 9f. Uniforms are required for inspectors for safety and identification of employees. 5 shirts per inspector per year for three years at an average cost of \$40 per shirt (\$1,200). (100% Admin Cost)
- 9g. Telephone Service: Service for three smart phones; One for the Program Manager, and one each for two Inspector Positions and service for 4 desk phones for all grant employees for 42 months at \$225 per month (\$9,450). (100% Admin Cost)

City of Dubuque Lead Hazard Control Budget Narrative

- 9h. Office Space, Utilities & Maintenance for four office cubicles/workstations for 42 months at a cost of \$2,500 per month (\$105,000) (100% Admin Cost, Match \$105,000).
- 9i. Training staff: Additional trainings required for Lead and Healthy Homes certifications (Lead Inspector) for three trainings at a cost of \$4,000 per training. (\$12,000) (100% Other Direct Cost, Match \$12,000)
- 9j. Training for contractors, non-lead staff, to increase contractor capacity to fulfill grant requirements for three training sessions at \$6,000 per session. (\$18,000). (100% Other Direct Cost)
- 9k. Relocation projected for all units (90) at a cost of \$800 per relocation (\$72,000). (100% Direct Cost)
- 9l. 60 relocations are anticipated to be rental units in which the property owner would contribute \$200 for a deposit (Match, \$12,000). (100% Direct Cost)
- 9m. The City will apply a hotel discount rate for the relocations that can't be accommodated at the City relocation units. Approximately serving 50 relocations for \$350 each 10-day stay (\$17,500) (100% Direct Cost, Match \$17,500).
- 9n. Soil & Dust Sampling and related supplies for 210 samples at \$150 per sample (\$31,500). (100% Direct Cost)
- 9o. Other Misc: Single Audit fees related to this grant only, pollution insurance, and legal fees to review contracts, defend contract clauses, file legal documents such as liens and public hearings for 42 months:
Single Audit Fees (\$3,400/yr for 3 years = \$10,200)
Pollution Insurance (\$11,500)
Legal Fees (\$5,454.72)
Total (\$21,154.72) (100% Admin Cost)

9z Healthy Homes Supplement (\$736,600 on HH Supp 424 CBW Tab)

Please see Healthy Homes Budget Narrative

10. Indirect Costs

NONE

In summary,

the total requested HUD expense of \$4,625,354.35 consists of:

- \$ 292,805.29 (6.33%) Administrative costs
- \$ 4,200,925.06 (90.82%) Direct LHC Project costs
- \$ 131,224.00 (2.84%) Other Direct costs.

These estimates **exclude** the Healthy Homes Supplemental cost. See ATTACHMENT 9 for Healthy Homes Supplement narrative.

City of Dubuque Healthy Homes Supplement Budget Narrative

The City's program contains the following expenses:

1. Personnel (Direct Labor)

NONE

2. Fringe Benefits

NONE

3. Travel

NONE

4. Equipment (Only items over \$5,000 Depreciated value)

NONE

5. Supplies and Materials (Items under \$5,000 Depreciated Value)

NONE

6. Consultants (Type)

NONE

7. Contracts and Sub-Grantees (List individually)

NONE

8. Construction Costs

NONE

9. Other Direct Costs (\$736,600.00)

9a. Direct Health and Safety Interventions.

The average Healthy Homes Supplement projected per unit cost of \$8,000 will be prioritized utilizing a process similar to the Healthy Homes Rating System. The interventions will be prioritized in this order; trip and fall hazards, moisture and water intrusion, electrical hazards, excess cold and heat, asthma triggers and indoor air quality, sanitation and ability of surface/component to be cleaned, and accessibility of amenities. This prioritization stems from data collection over the last ten years through our HUD-funded Healthy Homes Production and Lead/Healthy Homes programs. 90 units at \$8,000 per unit (\$720,000)

9b. Required Radon Testing for all units. 90 units at \$140 per unit (\$12,600)

9c. Supplies for Healthy Homes inspections -Shoe covers, flashlights, laser measurer or tape for window openings, electrical testers, etc. (\$4,000)

10. Indirect Costs

NONE

**Certification of Consistency
with the Consolidated Plan****U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan
(Type or clearly print the following information:)

Applicant Name: City of Dubuque, IowaProject Name: Lead Hazard Control & Healthy Homes Program 2025-2028Location of the Project: City of Dubuque - City LimitsDubuque, Iowa 52001Name of the Federal
Program to which the
applicant is applying: Lead Hazard Reduction Grant Program; FR-6800-N-13Name of
Certifying Jurisdiction: Dubuque, IACertifying Official
of the Jurisdiction
Name: Alexis StegerTitle: Housing & Community Development Department DirectorSignature: Date: 8/15/2024

CONSOLIDATED PLAN LEAD-BASED PAINT ELEMENT

<https://www.cityofdubuque.org/DocumentCenter/View/45312/FY2021-2025-Consolidated-Plan>

Priority Needs – p. 124

- Priority Need #6: Eliminate Lead Based Paint and other Hazards

Goals – p. 149

- Goal #10: Maintaining Existing Affordable Housing; Needs Addressed: Eliminate Lead Based Paint and other Hazards

Lead Based Paint Hazards – p. 158-159; subsections:

- Actions to address LBP hazards and increase access to housing without LBP hazards
- How are the actions listed related to the extent of lead poisoning and hazards?
- How are the actions listed above integrated into housing policies and procedures?

City of Dubuque, Iowa

Section 3 Program Overview



Section 3 is a provision of the Housing and Urban Development Act of 1968, which recognizes that HUD funds are typically one of the largest sources of federal funding expended in communities through the form of grants, loans, entitlement allocations and other forms of financial assistance. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a covered project or activity necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located.

Applicability

A Section 3 covered project or contract is:

- Public and Indian housing development, operating or capital funds; **or**
- Other housing assistance and community development assistance expended for housing rehabilitation, housing construction or other public construction projects, such as: CDBG, HOME, Lead-Based Paint Reduction, Healthy Homes, etc.

The requirements of Section 3 typically apply to recipients of HUD funds (Recipients) that will be used for housing construction, rehabilitation, or other public construction.

Section 3 applies to contracts for professional services and for construction work and opportunities that exist in areas of administration, management, clerical support and construction.

Threshold Amounts

Recipient threshold. Section 3 requirements apply to all Recipients undertaking projects where the amount of HUD assistance exceeds \$200,000.

Contractor and Subcontractor threshold. Section 3 requirements apply to Contractors and Subcontractors performing contracts on a project where the amount of HUD assistance exceeds \$200,000 **and** a contract or subcontract exceeds \$100,000.

Example 1: If a project receives \$350,000 in HUD assistance, and the Contractor has a contract for \$200,000, and the Subcontractor has a contract for \$100,000, Section 3 requirements apply to the Recipient of the funds, the Contractor and the Subcontractor.

Example 2: If a project receives \$250,000 in HUD assistance, but no contract exceeds \$100,000, Section 3 requirements will apply only to the Recipient of the funds – not the Contractor or Subcontractors.

Section 3 requirements apply to ALL non-Davis-Bacon and Davis-Bacon Projects.

Residents

Section 3 residents (Residents) are:

- 1) Persons who live in public and assisted housing;
- 2) Persons who live in the metropolitan area (the City of Dubuque) or nonmetropolitan county where the HUD assisted project is located and have a household income that falls below 80% of the median income for the area;
- 3) Participants in HUD Youthbuild programs; and
- 4) Homeless persons.

Priority for training and hiring Section 3 residents follows the same order as listed in the definition of Residents above.

How can businesses find Section 3 residents to employ?

- Post or distribute flyers in Public Housing
- Contact Community Development Corporations and/or non-profits
- Contact employment agencies
- Contact neighborhood associations
- Place ads in newspapers

Eligible Section 3 residents should complete the attached form as part of the hiring process.

Business Concerns

Section 3 “business concerns” are businesses that meet one or more of the following criteria (Business Concerns):

- 1) 51 percent or more owned by Section 3 residents; **or**
- 2) At least 30 percent of its permanent, full-time employees include persons who are currently Section 3 Residents, or within three years of the date of first employment with the Business Concern were Section 3 Residents; **or**
- 3) Provides evidence, as required, of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to Business Concerns that meet the qualifications in the above two paragraphs.

Numerical Goals

Recipients, Contractors and Subcontractors are required, to the greatest extent possible, to meet the following numerical goals under Section 3:

- 1) Recipients of Section 3 funding for public and Indian housing assistance and their Contractors and Subcontractors may commit to employ Section 3 Residents as 30% of the aggregate new hires in any fiscal year;
- 2) Recipients of Section 3 housing funding under other HUD programs and their Contractors and Subcontractors may commit to employ Section 3 Residents as 10% of the aggregate new hires each year for the duration of the project;
- 3) Recipients of Section 3 community development funding and their Contractors and Subcontractors may commit to employ Section 3 Residents as 30% of the aggregate new hires in any fiscal year.

Numerical goals also apply to contracts awarded in connection with Section 3 projects. Recipients, Contractors, and Subcontractors may commit to award Section 3 Business Concerns:

- 1) At least 10% of the total dollar amount of all Section 3 contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and
- 2) At least 3% of the total dollar amount of all other Section 3 contracts.

However, Section 3 rules and regulations do not prescribe specific methods of procurement or supersede applicable procurement requirements. Contracts are awarded on a competitive basis while, to the greatest extent feasible, encouraging preference for Section 3 Business Concerns within the competitive bidding process.

Recordkeeping

Recipients, Contractors and Subcontractors must retain and make available to HUD upon request all records, reports and other documents or items that demonstrate compliance or the attempt to comply with Section 3 requirements.

Section 3 Reports

Recipients, Contractors and Subcontractors must complete the attached Section 3 Report to document all new hires and to indicate whether Section 3 Residents were hired to fill any available positions. The definition of Section 3 Residents above is a guide for determining the status of all new employees. Entities that have direct agreements with the City of Dubuque— CDBG recipients - regarding a Section 3 Project, and other direct Recipients of HUD funding, are responsible for collecting Section 3 Reports from their contractors, subcontractors, consultants, etc. and ultimately submitting such reports to HUD.

Section 3 reports must be submitted annually by the direct Recipient of the HUD funds, along with the project's annual performance report, to HUD. If the project does not require an annual performance report, Section 3 reports should be submitted by January 10th of each year or within ten days of completion of the project. General Contractors and Subcontractors should complete and submit Section 3 reports to the assigned project manager as defined below and/or with the closeout report of project completion.

Compliance Reporting

If the numerical goals are not met, Contractors and Subcontractors must show why the goals were not feasible, what impediments were encountered, what other economic opportunities were provided or what actions were taken to encourage compliance.

Employment

Recipients, Contractors and Subcontractors are required, to the greatest extent feasible, to provide all types of employment opportunities to low- and very low- income persons, including permanent and long term jobs, and are also encouraged to have Section 3 Residents make up at least 30 percent of their permanent full time staff.

Filing a Complaint

Any Section 3 Resident or Section 3 Business Concern (or authorized representative) seeking employment, training or contracting opportunities generated by Section 3 covered assistance may file a complaint using form HUD 958. Complaints must be filed no later than 180 days from the date of the action or omission upon which the complaint is based.

Section 3 complaints can be filed by telephone, email or mail by contacting the following:

Section 3 Coordinator
DC Department of Housing & Community Development
1800 Martin Luther King Jr. Avenue
Washington, DC 20020
(202) 442-7200
Section3@dc.gov

Complaints may also be filed with the following:

Assistant Secretary
HUD Fair Housing and Equal Opportunity
451 7th Street, SW
Washington, DC 20410
(202) 708-3633
or
Office of Fair Housing Equal Opportunity (FHEO)
U.S. Department of Housing and Urban Development
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha NE 68102-4908

Note: Section 3 Plan effective upon adoption by the City Council of the City of Dubuque.

Oct 2011

SECTION 3 PLAN AND CERTIFICATIONS

INTRODUCTION The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended, is to "ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low and very low income persons, and to business concerns which provide economic opportunities to low and very low income persons." Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the City of Dubuque, Iowa (the Section 3 Project Area), and contracts for work in connection with the Project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the Section 3 Project Area. This is applicable for all **NEW** hires.

THRESHOLDS

Section 3 is triggered when Recipients of funding for Section 3 covered projects receive more than \$200,000 in assistance for the project.

Section 3 is triggered when the total HUD assistance for a project exceeds \$200,000, and a contract or subcontract with a Contractor or Subcontractor exceeds \$100,000. If a contract exceeds the \$100,000 threshold but none of the subcontracts exceed \$100,000 – the Contractor must report any **NEW** Section 3 hires for all hiring activities, including its hiring of all Subcontractors.

If the City of Dubuque receives Section 3 covered HUD assistance in excess of \$200,000 for a project, but no contract exceeds \$100,000, the Section 3 requirements apply only to the City.

In order to comply with Section 3 regulations, the Recipient, Contractor or Subcontractor, as applicable, must encourage participation of Section 3 Residents and Section 3 Business Concerns. As set forth in 24 CFR 135.30, Recipients, including the City, Contractors and Subcontractors must comply, to the greatest extent feasible, with the following numerical goals for contracting and employment :

1. **At least 10 percent (10%)** of the total dollar amount of all Section 3 covered contracts for building trades work arising in connection with housing rehabilitation, housing construction, and other public construction must be awarded to Section 3 Business Concerns;
2. **At least 3 percent (3%)** of the total dollar amount of all other Section 3 covered contracts (e.g. architect, appraisal, etc.) must be awarded to Section 3 Business Concerns;
3. **At least 30 percent (30%)** of the aggregate number of new hires in any fiscal year must be Section 3 Residents, for applicable Recipients, Contractors and Subcontractors receiving assistance for public and Indian housing and community development funds, and at least 10 percent (10%) of the aggregate number of new hires for each year over the duration of the project for other HUD housing programs.

If these numerical goals are not met, Recipients, Contractors and Subcontractors must demonstrate why the goals were not feasible, what impediments were encountered, what other economic opportunities were provided or what actions were taken to encourage compliance.

Section 3 residents must meet the following income limits established by HUD as of June 1, 2021. These income guidelines may be changed annually by HUD.

Family Size	1	2	3	4	5	6	7	8
Limit	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250

The City has a number of resources to find and place low and moderate income City residents for employment opportunities. The following is a listing of the names and addresses of agencies to assist contractors:

Iowa Works
680 Main Street 2nd Floor
Dubuque, Iowa 52001
Tel. 563-556-5800
Website: www.iowaworkforce.org

Housing & Community Development Staff
Family Self-Sufficiency Coordinators
City of Dubuque Housing and Community Development
350 West 6th Street Suite 312, Dubuque, Iowa 52001
Tel: 563-589-4230

SECTION 3 PLAN

Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the City of Dubuque, Iowa (the Section 3 Project Area), and contracts for work in connection with a project be awarded to Business Concerns which are located in, or owned in substantial part by persons residing in the City of Dubuque.

Contractors and Subcontractors, must attempt to use Section 3 Residents and Section 3 Business Concerns located within the City of Dubuque, as follows:

- A.** Attempt to recruit from within the City of Dubuque the necessary individuals to fill employment opportunities generated by Section 3 covered assistance through local advertising media, signs placed at the proposed site for the project, and/or community organizations and public or private institutions operating within or serving the project area;
- B.** Attempt to fill vacant training positions with the maximum number of lower income City residents;
- C.** Contact unions and trade associations to secure their cooperation for this program;
- D.** Notify potential Contractors and Subcontractors about Section 3 requirements, and incorporate the "Section 3 Clauses" in all contracts;
- E.** Cooperate in obtaining the compliance of Contractors and Subcontractors with the requirements of Section 3 and document the attempts to use Section 3 employees and businesses;
- F.** Have all Contractors and Subcontractors on the covered project submit the following reports:
 - 1) "Contractor/Subcontractor, Section 3 and MBE/WBE Participation Report" by April 1st and/or October 1st following contract award;
 - 2) "Section 3 Report" prior to July 1st of each year and at the completion of the project prior to final payment; and
 - 3) "Certification for Section 3 Businesses and Persons", if applicable;
- G.** Maintain any records, including copies of correspondence, income verification memoranda, etc., which document that all levels of the above steps have been taken; and
- I.** Notify Section 3 Residents and Section 3 Business Concerns about economic opportunities generated by Section 3 covered assistance and award Section 3 covered contracts, to the greatest extent feasible, to Section 3 business concerns in the following order of priority:
 - 1) Section 3 Business Concerns in the project service area;
 - 2) Low and very low income residents residing in "affected neighborhoods" adjacent or near where a project is located; and
 - 3) Section 3 Resident participants in the HUD Youth Build Program.

SECTION 3 CLAUSES

INCLUDE IN ALL CONTRACTS

The City will ensure that the following clauses are included in all Section 3 covered contracts. The Contractor and Subcontractors (where applicable) will be bound by its provisions.

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S. C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance of HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the Subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any Subcontractor where the Contractor has notice or knowledge that the Subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7 (b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

DEFINITIONS

Applicant – Any entity which makes an application for Section 3 covered assistance, and includes, but is not limited to, any State, unit of local government, public housing agency, Indian housing authority, Indian tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association.

Business Concern – a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed.

Section 3 Business Concern – a business concern:

- 1) That is 51 percent or more owned by Section 3 resident; or
- 2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
- 3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontractors to be awarded to business concerns that meet the qualifications set forth in paragraphs 1 or 2 above.

Contractor - any entity which contracts to perform work generated the expenditure of Section 3 covered assistance, or for work in connection with a Section 3 covered project.

Subcontractor – any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

Employment Opportunities Generated by Section 3 Covered Assistance – all employment opportunities generated by the expenditure of Section 3 covered public and Indian housing assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in Section 135.3 (a)(1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3(a)(2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

HUD Youthbuild Programs – programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low- income families.

Low-income person – families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

Very low-income person – families (including single persons) whose income do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for

smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

Metropolitan Area – a metropolitan statistical area (MSA), as established by the Office of Management and Budget.

New Hires – full-time employees for permanent, temporary or seasonal employment opportunities.

Recipient – any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 – Section 3 of the Housing and Urban Development Act of 1968, as amended 12 U.S.C. 1701u.

Section 3 Covered Assistance – public and Indian housing operating assistance and assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Covered Contracts – a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project. Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR), or contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

Section 3 Covered Project - the construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

Section 3 Resident – a public housing resident or an individual who resides in the metropolitan area or nonmetropolitan county in which the Section 3 covered assistance is expended and who is considered to be a low-to very low-income person.

F:\USERS\ATAUKE\CDBG\Sec 3\Plan Oct 2011 Final.docx

CERTIFICATION FOR SECTION 3 BUSINESS CONCERNS AND RESIDENTS

Complete and submit for each Section 3 Business Concern and/or Resident
used on the Section 3 Project

PROJECT: _____

NAME: _____

This is a (circle one): **RESIDENT** **BUSINESS CONCERN**

ADDRESS: _____ City: _____ State: _____ Zip Code: _____

If this is a **RESIDENT**:

Name of employing firm: _____

Resident living in: **The City of Dubuque, Iowa**

Average working hours each week: _____

Check all
that apply:

☐

For this person's Family Size, Approximate Annual Income is below the corresponding limit:

Family Size	1	2	3	4	5	6	7	8
Limit	44,150	50,450	56,570	63,050	68,100	73,150	78,200	83,250

☐

Participant in a local Youth Build program

☐

Participant in the following rental assistance program: _____

Sign: _____ Date: _____

By: _____
(also note relationship if not signed by Section 3 Resident)

If this is a **BUSINESS CONCERN**:

Check all
that apply:

☐

30% or more of full time (or equivalent) employees are qualified Section 3 Employees. Attached please find Section 3 Certifications for all qualified employees. Business employs the equivalent of approximately _____ full time employees.

☐

The company is 51% or more owned by qualified Section 3 residents. Attached please find evidence of ownership and Section 3 Certifications for all qualified owners.

☐

25% of subcontracts will be awarded to qualified Section 3 Business Concerns. Attached please find a contract summary sheet listing subcontractors and contract amounts and the Section 3 Certifications and supporting Documents for each qualified Section 3 Subcontractor. For this project, the total of all Section 3 and Non-Section 3 contracts for this business is \$_____.

Sign: _____ Date: _____

By: _____
(note relationship if not signed by Section 3 Business Concern principal)

CONTRACTOR/SUBCONTRACTOR, SECTION 3 AND MBE/WBE PARTICIPATION REPORT

PROJECT: _____ FIRM: _____ DATE: _____ ***(DUE APRIL 1ST AND/OR OCTOBER 1ST)***

PLEASE LIST ALL CONTRACTORS/SUBCONTRACTORS/SECTION 3 CONTRACTORS AND MINORITY/WOMEN OWNED BUSINESSES (MBE/WBE)

Please submit by March 1st and/or September 1st. Update and resubmit this form when hiring or changing contractors

<i>DUE APRIL 1ST</i>	Period Covered: Check one and Enter Year(s)	<i>DUE OCTOBER 1ST</i>
☐ Period 1: October 1 _____ to March 31 _____	☐ Period 1: April 1 _____ to September 30 _____	

	MBE or WBE	Race/ Ethnicity	Section 3 Business Concern	Name of Firm	Trade	Total Contract Award
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

A Section 3 Business Concern can be one of the following:

- 1) *30% or more of full time (or equivalent) employees are qualified Section 3 employees.
- 2) *The company is 51% or more owned by qualified Section 3 Residents. Or
- 3) *25% of subcontracts will be to qualified Section 3 Contractors.

I certify this information to be accurate and true to the best of my ability.

Signature: _____

(Print) Name & Title: _____

Section 3 Report *(Due July 1st and at Project Completion)*
Economic Opportunities for Low- and Very Low-Income Persons

For City Use Only:
Recorded: _____ Date: _____ By: _____

1. Contractor (subcontractor) Name and Address:	2. Contract Number:	3. Dollar Amount of Award:
	4. Contract End Date:	5. Date Report Submitted:
	6. Contact Person:	7. Administering Agency: City of Dubuque, Iowa
8. PROGRAM: ☐ CDBG ☐ HOME ☐ Lead ☐ Healthy Home	9. Signature:	10. Phone:

*Trades listed are from the Davis-Bacon General Heavy/Highway Wage Determination. Use other trades as necessary. Certified Payroll Reports should indicate new hires and Section 3 employees.

Part I: Employment and Training

<i>A</i> Job Category	<i>B</i> Number of New Hires for this Project/ Activity	<i>C</i> Number of New Hires for this Project/ Activity who are Section3 Eligible	<i>D</i> Number of Section 3 Employees and Trainees (new and existing)
<u>Professionals</u>			
Technicians			
Office/Clerical			
Construction by Trade:*			
Carpenters			
Concrete Finishers			
Electricians			
Ironworkers			
Laborers			
Power Equipment Operators			
Truck Drivers			
Other:			

Part II: Contracts Awarded

- Construction Contracts:
 - Total dollar amounts of all contracts awarded on this project/activity: \$ _____
 - Total dollar amount of all contracts awarded to Section 3 businesses: \$ _____
 - Total Number of Section 3 business receiving contracts: _____
- Non-construction Contracts:
 - Total dollar amount of all non-construction contracts awarded on this project/activity: \$ _____
 - Total dollar amount of non-construction contracts awarded to Section 3 businesses: \$ _____
 - Total number of Section 3 businesses receiving non-construction contracts: _____

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☐ Attempted to recruit low-income persons through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or non-metropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program that promotes the training or employment of Section 3 persons.
- ☐ Participated in a HUD program or other program that promotes the award of contracts to business concerns that meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other; describe (Required): _____

Please submit to City of Dubuque representative by July 1st of each year AND at the end of the project.

Section 3 Report: Economic Opportunities for Low- and Very Low-Income Persons.

Instructions: This form is to be used to report annual accomplishments regarding employment and other economic opportunities provided to low- and very low-income persons under Section 3 of the Housing and Urban Development Act of 1968. The Section 3 regulations apply to any **public and Indian Housing programs** that receive: (1) development assistance pursuant to Section 5 of the U.S. Housing Act of 1937; (2) operating assistance pursuant to Section 9 of the U.S. Housing Act of 1937; or (3) modernization grants pursuant to Section 14 of the U.S. Housing Act of 1937 and to **recipients of housing and community development assistance in excess of \$200,000** expended for: (1) housing rehabilitation (including reduction and abatement of lead-based paint hazards); (2) housing construction; or (3) other public construction projects; and to **contracts and subcontracts in excess of \$100,000** awarded in connection with the Section-3-covered activity.

This form has three parts that are to be completed for all programs covered by Section 3. Part I relates to **employment and training**, Part II of the form relates to **contracting**, and Part III summarizes recipients' **efforts** to comply with Section 3.

Recipients or contractors subject to Section 3 requirements must maintain appropriate documentation to establish that HUD financial assistance for housing and community development programs were directed toward low- and very low-income persons.* A recipient of Section 3 covered assistance shall submit one copy of this report to the Iowa Department of Economic Development. The report must be received within 60 days of the contract end date.

1. Recipient: Enter the name and address of the recipient.
2. Contract Number: Enter the contract number.
3. Dollar Amount of Award: Enter the dollar amount, rounded to the nearest dollar, received by the recipient.
4. Contract End Date: Enter the contract end date. This will most likely be the person responsible for contract administration.
5. Date Report Submitted: Enter the appropriate date.
- 6 & 7. Contact Person/Administering Agency: Enter the name and administering agency/company of the person with knowledge of the award and the Recipient's implementation of Section 3.
8. Program: Check appropriate program for which the report is being submitted.
9. Signature: Signature of person completing the report.
10. Contact person's phone number.

Part I: Employment and Training Opportunities

Column A: Contains various job categories. Professionals are defined as people who have special knowledge of an occupation (i.e., supervisors, architects, surveyors, planners, and computer programmers). For construction positions, list each trade and provide data in columns B through D for each trade where persons were employed. For your convenience, a listing of trades from the Davis-Bacon Heavy/Highway General Decision (the wage rate most commonly used) has been provided. List other trades as necessary. The category of "Other" includes occupations such as service workers.

Column B: Enter the number of new hires for each category of workers identified in **Column A** in connection with this award. New Hire refers to a person who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column C: Enter the number of Section 3 new hires for each category of workers identified in **Column A** in connection with this award. Section 3 new hire refers to a person who qualifies under Section 3 income guidelines who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column D: Enter the number of all Section 3 persons that were employed and trained in connection with this award.

Part II: Contract Opportunities**1. Construction Contracts**

Item A: Enter the total dollar amount of all contracts awarded on the project/activity.

Item B: Enter the total dollar amount of contracts connected with this project/activity that were awarded to Section 3 businesses.

Item C: Enter the number of Section 3 businesses receiving awards.

2. Non-Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/activity.

Item B: Enter the total dollar amount of contracts connected with this project/activity that were awarded to Section 3 businesses.

Item C: Enter the number of Section 3 businesses receiving awards.

Part III: Summary of Efforts - Self-explanatory***Definitions of terms:**

The terms "low-income persons" and "very low-income persons" have the same meanings given the terms in section 3(b)(2) of the United States Housing Act of 1937. **Low-income persons** mean families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings such that variations are necessary because of prevailing levels

of construction costs or unusually high- or low-income families. **Very low-income persons** mean low-income families (including single persons) whose incomes do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

RATING FACTOR 1: Applicant and Partner Capacity

(A) Key Personnel

The capacity of the staff to effectively manage the Healthy Homes Production Grant is well-established through their collective expertise and experience. The Project Manager brings over three years of valuable HUD grant experience, ensuring an understanding of federal grant requirements and best practices in project oversight. The Program Manager collaborates closely with the Director through meetings to track progress, discuss financial matters and address operational challenges. Complimenting this leadership, the Housing Financial Specialist (HFS) contributes five years of specialized experience in intake procedures and financial management, guaranteeing accurate record-keeping and efficient fund allocation. This HFS will prepare invoices and purchase orders which are then approved by the Director. They ensure compliance and proper use of funds, the PM conducts monthly reviews of all expenses utilizing an expense spreadsheet (**see ATTACHMENT 1**). The Director reviews expenses before submitting a drawdown request. When required or requested detailed documentation, including copies of all invoices for the month is included in this request. Additionally, the Healthy Homes Assessor, with two years of field experience, provides crucial technical knowledge for identifying and addressing health hazards in residential properties as well as Assessor will be conducting environmental reviews for each property. This well-rounded team processes the necessary skills and background to successfully implement and manage the Healthy Homes Grant program, ensuring its objectives are met with proficiency and compliance. (**See Resumes**

ATTACHMENT 2)

Name & Title	Description of Duties	% Time
	All Personnel will be City of Dubuque Employees	
Nicole Lytle, Grants Project Manager (PM)	HUD Contact, reporting, financial & performance tracking, LOCCS draws, work specification review, contract signing, payment oversight, outreach & education, Section 3	50%
Stacey Carpenter, Housing Financial Specialist	Waiting List management, application/intake, eligibility determination, file maintenance, document prep, relocation coordinator, scheduling, Section 3, Duplication of Benefits Checks	100%
Ragan Griffin, Healthy Homes Assessor	Initial assessment, prepare bid specifications, complete environmental reviews, coordinate work with contractors, final inspections	100%
Alexis Steger, Director	Financial audits, compliance oversight, troubleshooting and providing additional outside capacity/resources from City Departments	5%

B) Program Administration and Oversight

Start-Up Phase

Upon notification of award, the Project Manager and Director will utilize their experience from the 2022 Healthy Homes Production Grant to develop a comprehensive work plan that will outline specific, measurable and time-phased goals for the program. This plan will detail the utilization of the project management software, Neighborly, as well as the City of Dubuque's financial software system, Tyler. Environmental Review and Release of Funds activities will commence immediately after award, to ensure time for publication requirements and public comment periods.

Implementation Phase

Applications will be in queue and ready for processing once the work plan is finalized. These applications will start to be received in the start-up phase due to the organization's experience with advertising and promoting grant programs as well as a high likelihood of having excess applications to transfer from the current Healthy Homes Program. Healthy Homes assessments will begin within 3-months of award. The City of Dubuque uses Neighborly to manage the

overall process for each unit that enters the program. This ensures proper timelines and verifications are met. The Program Manager is responsible for the oversight of the project management system and works side by side with the Assessor to monitor the sub-grantees and contractors. This is done through on-site monitoring, examination of work product/assessments, and meetings.

1. Funding Flow from Applicant to Sub-Recipients or Contractors

Contractors will submit an invoice for line items in the bid that are complete to the Housing Financial Specialist. The Healthy Homes Assessor completes an inspection to verify the work on the invoice is complete. The payment packet (see **ATTACHMENT 3**), with the invoice and assessor sign off, is forwarded to the Housing Financial Specialist who processes the invoice against the Purchase Order that was opened upon signature of the contract for the unit. A SAM.gov check is completed as part of the payment package. This invoice is reviewed/approved by the Director and the Finance Department. Upon Finance Department approval, a check is released to the contractor to satisfy payment for work completed. These can be partial payments if unit work will take longer than 2-weeks, and line items are complete. This is an automated process through the City of Dubuque financial system.

2. Environmental Review Capacity

The City of Dubuque has developed extensive expertise in conducting environmental reviews across various levels, including tiered reviews, because of its status as a CDBG Entitlement city and its administration of multiple federal grants. These grants include the National Disaster Resiliency grant, the Lead and Healthy Homes Grant, the Older Adults Home Modification Grant and the 2022 Healthy Homes Production grant. The city's experience with these diverse funding sources has contributed to its proficiency in navigating the complex environmental

review processes required by federal regulations. As part of this process, the Healthy Homes Assessor will be conducting and uploading all Environmental Reviews to HEROS prior to the commitment of project funds to each site.

(C) Partner Capacity

(1) Dubuque's Program is based out of the Housing and Community Development Department, along with the code enforcement, housing authority, and community development activities of the City. These partnerships occur naturally but are fostered intentionally by ensuring that Healthy Homes staff is included in appropriate interdepartmental teams (Healthy Homes Assessors are part of full Inspection Team; Program Manager is part of Department Supervisor Team, etc.). Code enforcement inspectors make referrals to our program, administrators of the Housing Choice Voucher Program provide greater outreach and their staff to help facilitate referrals and income verifications.

The Dubuque VNA (DUNS #13-057-7716), a non-profit public health services organization, provides Home Advocacy staff for Program participants as well as community outreach and education. The VNA Home Advocate is a Community Health Worker, who completes an in-depth assessment of the participant's health, social capital, economic state, education and built environment. Consideration of the family's social determinants of health allows the Advocate to prioritize the challenges in a way that improves resilience and strengthens families and neighborhoods. The Program's innovative approach of stabilizing the structure and improving the social resilience of the family adds to the project running smoothly and sustainable results.

(2) The key personnel from partnership are (See **ATTACHMENT 4** for resumes and commitment letter):

Name & Title	Description of Duties
Stacey Killian, Director	Provides oversight of the partnership, authors and executes the Program Contract and provides community outreach and education.
Michelle Zurcher, RN, BSN	Primary VNA lead staff nurse, provides BLL testing to all children under six of participating families, provides the CLPPP services, provides medical case management, home visits for EBL children, medical, dental, and social service referrals, community outreach/education.
Amy Smith, Home Advocates	Liaison between health/social services and Program participants to link community services and improve the quality and cultural competence of service delivery. Assesses health, safety, social, & relocation needs.

(D) Contractor/Sub-Recipient Capacity

The current Healthy Homes Program operates with a core group of seven certified Lead Abatement Firms, each led by a Lead Abatement Contractor overseeing up to five workers. These contractors bring a wide range of expertise, with field experience spanning from one to twenty years. Among these, three contractors have the capacity to manage larger crews, enabling them to tackle more complex projects or handle multiple assignments simultaneously. To further expand its contractor workforce, the Program plans to collaborate with a local community college that offers a construction trades track. This partnership aims to cultivate a new generation of skilled professionals.

(E) Relevant Organizational Experience.

The current Healthy Homes Program is demonstrating significant success, having completed over 70% of the goal number of home assessments and nearing 50% of its completed targeted projects. With a clear trajectory, the program is on track to meet its ambitious goal of remediating 100 homes by the end of the grant period in October 2025. This progress highlights the program's effectiveness in addressing housing-related health hazards.

The City of Dubuque began the Lead Hazard and Control grant in 1997 and has remediated lead hazards in 1,400 eligible homes. With Dubuque being the oldest city in Iowa, the majority of housing stock was built prior to 1978. Furthermore, the housing stock is not built to sustain

modern codes and safety regulations. Healthy Homes Supplemental funds are used in conjunction with Lead Hazard Control funds to make homes safer and allow aging or health compromised individuals to live safely in their homes. The Home Advocate was introduced into this grant in 2010 to offer additional support to individuals and families and offered community resources that would ensure long term success in their home.

Since 1994, the Lead Hazard Control Program has and continues to coordinate with the Health Department's Childhood Lead Poisoning Prevention Program (CLPPP) in conjunction with the Iowa Department of Public Health's (IDPH) statewide strategic plan to reduce childhood lead poisoning; focusing on primary prevention, coordinating the delivery of services, and ensuring secondary prevention services are provided through: Blood lead testing of children between 12 and 35 months of age, ensuring that all children under the age of six years receive blood lead testing according to IDPH protocol, Confirmation rates for blood lead levels greater than or equal to 10 µg/dL, Awareness of housing-based primary prevention measures and providing environmental investigations and case management to families with lead poisoned children, Coordination and collaboration between public health agencies, child service agencies, and community-based organizations serving children, including medical case management of lead poisoned children, Education, outreach, and training on primary prevention strategies, and exposures related to housing and occupational lead. This partnership is facilitated through our relationship with the Health Department.

In 2016, the City of Dubuque was awarded \$31.5 million in National Disaster Resiliency grant funds to modify homes of residents to increase resiliency, as well as update public infrastructure. This resiliency included modifications for health outcomes and the ability to age in place. Some of the modifications included sidewalk improvements, ramp installations, handrail installations,

mold remediation, removal of trip hazards, installation of accessible (visual) smoke alarms/carbon monoxide detectors as well as many other improvements to prevent water intrusion. The City of Dubuque created a unique approach to home modification that assigned a Home Advocate to each resident that provided services for residents to become socially resilient. This has been a very successful grant, with 255 persons experiencing positive health, economic, education, social, and built environment outcomes within 18-months of initial assessment (Home Advocate is assigned for 12-months of service).

The City of Dubuque is a CDBG Entitlement Community and therefore receives funding to assist low-moderate income residents. For the past 20 years, the City of Dubuque has provided a homeowner rehabilitation program, in which the city funds and hires contractors to complete the rehabilitation of properties. The city added onto this program in 2002, to include a specific allocation for an Accessibility Program that helps residents remove architectural barriers, and adapt their home to accommodate disabilities and/or aging in place.

The National Disaster Resiliency grant administered by the City of Dubuque has been in compliance and completed more units than originally estimated. With the extent of the modifications, the City of Dubuque was successful in completing full environmental reviews that required consultation with the State Historic Preservation Office and requirements from 24 CFR 50.4. The City of Dubuque is well-trained in environmental reviews at all levels, including tiered reviews, due to being a CDBG Entitlement city, administering Lead and Healthy Homes Grants and the National Disaster Resiliency grant.

The City of Dubuque has served as a Public Housing Authority for over 40 years and administers housing assistance of over \$5,000,000 each year. The City of Dubuque serves over 900 homeless veterans, families with children in foster care, elderly/disabled residents and non-elderly disabled

residents each year. This program requires income verification and eligibility training to all workers that will assist in the training of Healthy Homes Production staff.

(F) Equity Experience and Plan.

(1) Affirmative Marketing and Outreach- We will execute an extensive marketing and outreach plan to promote awareness of the program's benefits. This strategy encompasses collaboration with local organizations, leveraging social media, radio and print media, as well as engaging in face-to-face outreach at community centers and events. Our objective is to inform all eligible individuals and facilitate their access to the available opportunities.

(2) Promoting Racial Equity- Our organization has extensive experience working with underserved communities through various programs tailored to their unique needs. We have successfully improved access to affordable housing and ensured equitable services distribution. The city created the Office of Shared Prosperity and Neighborhood Support to continue to advance racial equity within our organization and the community we serve. The city funds programs to promote the development of black and brown owned small business ventures, as well as participating in programs such as the Dream Center that specifically serve the black and brown community. This work is integrated into the healthy homes programs, and direct outreach to clients the Dream Center serves will continue.

(3) Affirmatively Furthering Fair Housing- The city completed a housing study in 2023 that showed over 60% of the black community is severely rent burdened. The healthy homes program requires landlords to provide housing at an affordable rent rate and to accept housing choice vouchers to lessen the burden on renters. Additionally, the city works directly with developers to create low-moderate income housing options throughout the city to eliminate the concentration of poverty in the downtown area. This has been successful in creating over 2,000 new housing

opportunities outside of areas of concentrated poverty, providing access to high performing schools. Additionally, the healthy homes program increases the quality of housing stock for those that want to access housing above “the bluff” area, that were built in the 1950’s by addressing the health needs in the home.

RATING FACTOR 2 – Need and Extent of the Problem

(a) Project Narrative

The housing related hazards the City of Dubuque will prioritize for intervention, in this order, are:

1. Damp and Mold Growth – The City of Dubuque faces significant challenges with interior flooding due to its unique topography. Rainwater runoff from the bluffs collects in the flat areas of the city, with limited drainage options through the Mississippi floodwall. The recurring issue leads to chronic basement dampness and mold growth in many homes, particularly affecting low-income areas. Over 3,000 structures in low-income census tracts have been identified as susceptible to basement flooding. The city will address with problem through preventative measures such as installing drain tiles, upgrading gutters, and adding sump pumps.
2. Carbon Monoxide and Fuel Combustion Products – In 2016, Iowa mandated carbon monoxide detectors in homes with fuel-burning appliances or attached garages, but many homes still lack compliance due to insufficient awareness. An estimated 20,000 units still need detectors, making it a priority for healthy homes. The City of Dubuque plans to install carbon monoxide detectors and assess fuel combustion appliances for CO emissions. Any problematic appliances will be repaired.

3. Electrical Hazards – Due to the aging housing stock in the City of Dubuque, old electrical systems exist in units that create fire and electric shock hazards. This program will focus on loose, cut, and exposed wires, and less often, unsupported electrical (knob and tube) replacement, and incomplete electrical systems. Grounded outlets will also be installed in all locations required by current codes.
4. Radiation – The City of Dubuque is in the Iowa Radon Zone 1 and therefore tests all homes for the presence of radon. Due to the heightened risk and severe health issues caused by Radon, this is a top priority for this program. Each unit will be tested for Radon and mitigation systems will be installed as necessary.
5. Domestic Hygiene, Pests and Refuse – The City of Dubuque is seeing an increase in hoarding behavior that increases the risk for pest infestations. In the past two months, 8 cases of pest infestations were recorded across 214 rental unit inspections. This program will help target cleaning methods, initial clean outs of excessive trash, pest control methods, and referrals to brain health as needed.
6. Lighting – The City of Dubuque has older homes and many rental units with interior only lighting. This program will target updates to LED lighting, as well as evaluation of ways to increase natural lighting through window changes, hygiene evaluation and other environmental changes that can increase natural light in the living area.
7. Falls – The City of Dubuque faces fall risks due to its aging population and older housing stock with outdated features. To address this, our comprehensive program will target fall prevention in various areas:
 - a. Associated with Baths – Installing non-slip surfaces, rearranging utilities, and replacing tubs with shower basins.

- b. On Level Surfaces – Addressing sidewalk hazards, uneven yards, thresholds and floor covering changes.
 - c. On Stairs – Installing graspable handrails and reconfiguring stairs when necessary.
 - d. Between Levels – Focusing on window repairs/replacements, railing improvements, balcony/deck repairs, window well covers, and proper roof access controls.
- 8. Lead – Although the City of Dubuque has obtained several previous Lead Hazard Control grant awards this has resulted in only 1,400 (7.03%) lead safe units from a total of the 19,404 residential properties built before 1978 that have a high propensity to contain lead hazards. With this grant, the City of Dubuque will focus on lead hazards in homes likely to be used by a family with children, but do not yet have children under the age of 6 in the home. These would be units with 2 or more bedrooms, and have visual lead hazards such as peeling paint, in one to two small areas. Units that do not fall into these criteria will be moved to the Lead & Healthy Homes Grant for lead remediation. Some lead hazards that may be addressed are peeling paint around high friction surfaces, and lead service water lines that remain in the home, but not underground. This program will not provide partial lead water line replacements.

(b) Demographic Data

Target Area = City of Dubuque City Limits

a. Total Population of Target Area	58,877
b. Total Population under the Age of 18	11,481
c. Total Population over 65 Years of Age	11,775
d. Asthma Prevalence of Children Under 14	23
e. Area Median Income	\$74,100

f. Percentage of Population at 80% of AMI	41.44%
g. Percentage of Population at 50% of AMI	10.11%
Data Sources for Table B	
U.S. Census https://www.census.gov/quickfacts/fact/table/dubuquecityiowa	a-c
IDPH https://hhs.iowa.gov/public-health/data/health/asthma/asthma-hospitalizations-data	d
HUD https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn	e
https://data.census.gov/profile/Dubuque_city,_Iowa?g=160XX00US1922395	f-g

(c) Housing Data

Pre-1978 Housing Units	18,852
Pre-1940 Housing Units	7,231
Number and Percentage of Renter Occupied Units	20,607 35%
Number and Percentage of Owner-Occupied Units	38,152 64.8%
Data Sources for Table C	
https://data.census.gov/table?q=Dubuque%20City%20Iowa&t=Year%20Structure%20Built	a-b
Iowa State Profile, Dubuque City https://data.census.gov/profile/Dubuque_city,_Iowa?g=160XX00US1922395	c-d

(d) Targeting Disadvantaged Communities

#	Table D: Targeting Disadvantaged Communities	Results
a	Unemployment rate of the target area or the metropolitan area that encompasses the target area	2.9%
b	Number and percentage of children/families receiving Medicaid benefits in the target area	16,116
c	Number and percentage of families receiving assistance through the Women, Infants, and Children (WIC) program, Head Start, or the Supplemental Nutrition Assistance Program	2,5171, 10%
d	Number of emergency room visits for asthma related issues	297
e	Number of children under the age of 6 with blood lead levels greater or equal to five micrograms per deciliter ($\geq 5\mu\text{g/dL}$)	13
f	Number of emergency room visits for preventable injuries (fall, burns)	2,082.44
g	Percent of rental housing units with pest control issues	3.73%

h	Estimated prevalence of homes with elevated radon levels ($\geq 4\text{pCi/L}$) or radon risk zone	All Zone 1
Data Sources for Table D		
a	https://www.bls.gov/web/metro/laummtrk.htm	
b	https://data.census.gov/cedsci/table?q=medicaid&g=0500000US19061&tid=ACSDT1Y2019.B27007&hidePreview=true	
c	https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2756257	
d	IDPH https://hhs.iowa.gov/public-health/data/health/asthma/asthma-emergency-department-visits-data	
e	IDPH https://hhs.iowa.gov/public-health/data/health/lead-poisoning/annual-testing-under-6#children-tested-data-visualization	
f	IDPH https://data.idph.state.ia.us/t/IDPH-DataViz/views/FallInjuryEDVisits/FallInjuryEDVisits?iframeSizedToWindow=true&%3Aembed=y&%3AshowAppBanner=false&%3Adisplay_count=no&%3AshowVizHome=no&%3Arender=false	
g	Rental Inspection Reports, Accela database, City of Dubuque	
h	EPA https://www.epa.gov/sites/default/files/2014-08/documents/iowa.pdf	

RATING FACTOR 3 – Program Financial Management

(a) Budget Planning Documentation: See Budget ATTACHMENT 5

(1) Contractors will submit in invoice for line items in the bid that are complete to the Housing Financial Specialist. The Healthy Homes Assessor completes an inspection to verify the work on the invoice is completed. The payment packet, with the invoices and inspector sign off is forwarded to the Housing Financial Specialist who pays the invoice against the Purchase Order that was opened upon signature of the contractor for the unit. A SAM.gov check is completed as part of the payment package. This invoice is reviewed/approved by the Program Manager and Director and is then forwarded to the Finance Department for review. Upon Finance Department approval, a check is released to the contractor to satisfy payment for work completed. These can be partial payments if unit work will take longer than 2-weeks, and line items are complete. This is an automated process through the City of Dubuque Financial System.

(b) Budget Narrative ATTACHMENT 6

(c) Financial Accountability

1. *Financing Strategy*- The financing strategy is three-year forgivable loan (one-third forgiven every year). When an application is received, the total gross family income is verified through third party documents and verifications utilizing HUDs Part 5 Annual Income definition. Housing Choice Voucher participants may sign a release of information for our staff to obtain their HUD-50058 from the Housing Authority to verify income information. An inspection is then scheduled, completed, Tier II Environmental Review is completed, the project is bid, awarded, then the property owner closes on the loan. Required documentation is signed and notarized; Promissory Note and mortgage lien are then filed. Rental property owners must abide by the conditions of the Program, for not less than 36 months. For all projects higher than \$10,000, approval will be sought from the GTR to accept the project.

2. *Financial Accountability*- The Program Manager will administer and oversee approval of the bid specs, tours, contract award, and closing. The Program Manager will navigate the financial systems and procurement policies. Additionally, the Housing and Community Development Department Director, Alexis Steger, is a CPA and has worked as an accountant for the city and will monitor program financials and review/approve all LOCCS draws. The match is being provided by local funds, that are monitored in the same way as the Federal Funds.

3. *Recapture*- Each year a survey is sent to the property occupants to verify income. If the property owner has not abided the conditions, the loan must be repaid (pro rata). The mortgage lien will not be released until payback is received. If a rental property is sold, the new owners may assume the promissory note and a new mortgage is filed for the remainder of the 36 months (starting at project end date)

(d) Leverage Resources

The city will leverage the healthy homes grant funds to bolster the CDBG Entitlement Rehabilitation Programs and Local Housing Trust Fund that will concentrate on healthy homes components, which will contribute \$300,000 and \$20,000 respectively in leveraged funding.

RATING FACTOR 4 – Advancing Racial Equity

The city will employ proven methods from previous HUD grants to track and evaluate progress in advancing racial equity. We will continuously update statistics to measure the effectiveness of our efforts, aiming to increase safe and healthy homes for minority populations. A comprehensive marketing and outreach strategy will be implemented to ensure widespread awareness of program benefits, and in-person outreach at community events. Our organization has experience working with underserved communities and has successfully improved access to affordable housing. We demonstrate our commitment to racial equity through continuous monitoring and evaluation of program impacts, including requesting feedback from the community through outreach completed by the Office of Shared Prosperity and Neighborhood Support, and adjusting as necessary. The city will implement strategies such as housing trusts to preserve affordable housing and prevent displacement, while promoting community initiatives to foster interaction among diverse groups. Regular training on civil rights and fair housing laws will be provided to housing providers and city staff.

Section 3

This grant will provide preference for Section 3 contractors and those that employ Section 3 employees for the construction contract. Additionally, the HEART program provides training for Section 3 residents in the trade fields. Section 3 contractors are required to register with the State of Iowa or claim status when bidding the project. The Section 3 income limits will be used and pay will be tracked per regulations throughout the contract by the Program Manager. This will be reported to HUD as required. (See **Section 3 Plan ATTACHMENT 7**)

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Housing & Community Development Director
APPLICANT ORGANIZATION City of Dubuque	DATE SUBMITTED 08/30/2024

SF-424D (Rev. 7-97) Back

EXPENDITURES FOR HEALTHY HOMES PROGRAM

Healthy Homes		10061125													Budget			
Account # Description		PERIOD	3	4	5	6	7	8	9	10	11	12	13	14			Balance	
		BUDGET \$ (Minus FY 2022)	July	August	Sept.	Oct.	Nov.	Dec.	January	February	March	April	May	June	Encum.	TOTAL		
61010 Wages (Direct Labor)		\$	577,728.99	\$ 4,823.51	\$ 7,089.46	\$ 5,762.47	\$ 6,708.33	\$ 7,344.36	\$ 7,880.06	\$ 8,509.11	\$ 7,711.69	\$ 7,244.97	\$ 10,615.88	\$ 7,148.80	\$ 6,257.24	\$ -	\$ 82,272.37	\$ 495,456.62
61310 IPERS																\$ -	\$ -	
61320 S.S.																\$ -	\$ -	
61410 Health Ins																\$ -	\$ -	
61450 Life Ins																\$ -	\$ -	
61660 Physicals																\$ -	\$ -	
61415 Workmans comp														\$ 1,499.00				
Subtotal Total Fringe Benefits		\$	244,248.46	\$ 1,216.56	\$ 2,465.92	\$ 2,311.23	\$ 2,706.87	\$ 3,570.34	\$ 2,350.41	\$ 3,781.03	\$ 3,434.03	\$ 3,179.91	\$ 4,552.73	\$ 3,064.41	\$ 1,725.20		\$ 33,142.08	\$ 211,106.38
TOTAL Wages/Benes		\$	821,977.45	\$ 6,040.07	\$ 9,555.38	\$ 8,073.70	\$ 9,415.20	\$ 10,914.70	\$ 10,230.47	\$ 12,290.14	\$ 11,145.72	\$ 10,424.88	\$ 15,168.61	\$ 10,213.21	\$ 9,481.44	\$ -	\$ 122,953.52	\$ 699,023.93
62340 Vehicle Milage		\$	5,220.58								\$ 223.45				\$ 686.66		\$ 910.11	\$ 4,310.47
62400 Conference Registration		\$	3,300.00		\$ 355.94						\$ 195.00	\$ 845.00					\$ 1,395.94	\$ 1,904.06
62310 Airfare		\$	4,780.00									\$ 848.00	\$ 665.60				\$ 1,513.60	\$ 3,266.40
62310 Per Diem		\$	1,896.00										\$ 276.50				\$ 276.50	\$ 1,619.50
62310 Hotel		\$	4,500.00										\$ 345.51				\$ 345.51	\$ 4,154.49
62320 Travel-City Business																		
TOTAL Travel Costs - Staff		\$	19,696.58	\$ -	\$ -	\$ 355.94	\$ -	\$ -	\$ -	\$ -	\$ 418.45	\$ 1,693.00	\$ 1,287.61	\$ -	\$ 686.66		\$ 4,441.66	\$ 15,254.92
62611 XRF Analyzer																	\$ -	\$ -
62611 XRF Analyzer Resourcing		\$	-														\$ -	\$ -
62611 XRF Analyzer Battery Packs		\$	60.00														\$ -	\$ 60.00
TOTAL Equipment		\$	60.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 60.00
71110 Office Sup.		\$	4,616.81			\$ 42.76		\$ 414.09	\$ 166.62				\$ 221.59			\$ -	\$ 845.06	\$ 3,771.75
																	\$	-
TOTAL Consumable Supplies		\$	2,993.26	\$ -	\$ -	\$ 42.76	\$ -	\$ 414.09	\$ 166.62	\$ -	\$ -	\$ -	\$ 221.59	\$ -	\$ -		\$ 845.06	\$ 2,148.20
71124 Computers		\$	6,900.00														\$ -	\$ 6,900.00
71124 Tablet		\$	2,000.00										\$ 1,299.98				\$ 1,299.98	\$ 700.02
63730 Cell Phones		\$	2,000.00						\$ 175.48		\$ 134.11		\$ 102.86		\$ 51.41		\$ 463.86	\$ 1,536.14
72418 Land Lines		\$	3,150.00							\$ 57.51					\$ 227.00		\$ 284.51	\$ 2,865.49
Software		\$	1,500.00						\$ 14.95						\$ 127.96		\$ 142.91	\$ 1,357.09
TOTAL Supplies & Materials		\$	18,543.26	\$ -	\$ -	\$ 42.76	\$ -	\$ 414.09	\$ 190.43	\$ 57.51	\$ 134.11	\$ -	\$ 1,402.84	\$ -	\$ 406.37		\$ 3,036.32	\$ 15,506.94
62033 HH Forgivable Loans		\$	990,000.00						\$ 16,000.00				\$ 51,400.00		\$ 6,950.00		\$ 74,350.00	\$ 915,650.00
62761 Contracted Service VNA		\$	58,800.00	\$ 173.29	\$ 133.87		\$ 446.11	\$ 1,273.15	\$ 1,520.51				\$ 2,375.25		\$ 659.00		\$ 6,581.18	\$ 52,218.82
TOTAL Subcontracts Cost		\$	1,048,800.00	\$ 173.29	\$ 133.87	\$ -	\$ 446.11	\$ 1,273.15	\$ 17,520.51	\$ -	\$ -	\$ -	\$ 53,775.25	\$ -	\$ 7,609.00		\$ 80,931.18	\$ 967,868.82
62110 Copying/Reproduction																		
64140 Printing		\$	3,869.25					\$ 94.52	\$ 119.10	\$ 21.95	\$ 41.12	\$ 13.08	\$ 0.82		\$ 6.97		\$ 297.56	\$ 3,571.69
62031 Processing Materials		\$	492.00														\$ -	\$ 492.00
62030 Shipping and Postage		\$	1,750.00				\$ 36.01		\$ 25.44				\$ 61.45				\$ 122.90	\$ 1,627.10
64020 Advertising & Outreach		\$	4,192.02	\$ 20.00				\$ 5.89	\$ 65.76		\$ 399.36		\$ 529.00		\$ 16.78		\$ 1,016.79	\$ 3,175.23
62360 Training -Staff		\$	15,000.00		\$ 310.00			\$ 847.00					\$ 250.00		\$ 995.00		\$ 2,402.00	\$ 12,598.00
62360 Training - Other Capacity		\$	8,550.00														\$ -	\$ 8,550.00
73112 Relocations		\$	10,000.00														\$ -	\$ 10,000.00
64130 Radon Testing		\$	14,000.00					\$ 1,950.00		\$ 900.00			\$ 750.00		\$ 150.00		\$ 3,750.00	\$ 10,250.00
62729 Dust Wipe Testing		\$	4,500.00	\$ 65.00	\$ 338.74	\$ 50.00	\$ 80.00	\$ 345.00	\$ 226.00	\$ 65.00		\$ 130.00	\$ 549.00		\$ 55.00		\$ 1,838.74	\$ 2,661.26
62436 Parking (2) staff, 42 mos		\$	5,040.00										\$ 235.00		\$ 47.00		\$ 282.00	\$ 4,758.00
62208 Other Misc (Pollution Insurance, Audit &		\$	10,811.06														\$ -	\$ 10,811.06
TOTAL Direct Costs		\$	78,204.33	\$ 85.00	\$ 648.74	\$ 50.00	\$ 116.01	\$ 3,242.41	\$ 436.30	\$ 986.95	\$ 440.48	\$ 143.08	\$ 2,375.27	\$ -	\$ 1,270.75		\$ 9,709.99	\$ 68,494.34
																	\$ -	\$ -
		\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
TOTAL BUDGET COSTS/ACTUAL		\$	1,990,274.88	\$ 6,298.36	\$ 10,337.99	\$ 8,522.40	\$ 9,977.32	\$ 15,844.35	\$ 28,544.33	\$ 13,334.60	\$ 12,138.76	\$ 12,260.96	\$ 74,231.17	\$ 10,213.21	\$ 19,454.22		\$ 218,881.41	\$ 1,771,393.47
DrawDown Request Amount (Expenses - Income)																	\$ -	

REVENUES FOR HEALTHY HOMES PROGRAM

REVENUES:	
44310 HUD Payments	
53625 Reimbursements-Training	
53103 Contributions	
53605 Misc. -Other	
TOTAL REVENUE:	

\$ -

\$ -
\$ -
\$ -
\$ -
\$ -

Alexis M. Steger, CPA

9466 Royal Wood Drive

Peosta, IA 52068

Phone: (563) 580-2947

Email: asteger@cityofdubuque.org

CERTIFICATION

Certified Public Accountant
Iowa Board of Accountancy

May 2017

PROFESSIONAL EXPERIENCE

City of Dubuque, Iowa

Housing & Community Development Director June 2017-Present

- Supervise six divisions of employees
- Manage HUD Section 8 Programming
- Develop community engagement strategies

Senior Budget Analyst

June 2015-Present

- Performance measure management and implementation
- Co-lead a team to identify specific outcomes for city council review
 - Developed a training for leadership team to understand outcomes versus outputs or inputs
- Complete data analysis in several software programs for performance measures, project management, and grant reporting
- Created a City Comparison Report comparing full-time equivalent employees across Iowa's top 10 cities.
- Creating efficiencies and effectiveness throughout the city
 - Collaborate with departments to create a ranking system for capital improvement projects
 - Collaborate with several departments to establish opportunities for cross-training and blended work assignments.
 - Facilitated a pay period change with unions to enact one universal city pay period
- Capital improvement program coordination across 33 divisions
- Cross-departmental coordination of enterprise fund management
- Provide data for long-range financial planning

Confidential Account Clerk

January 2013-June 2015

- Presented complex financial information to state and local partners
- Created data analysis worksheets to assist with grant reporting
- Worked with seven different agencies to secure and maintain funding sources
- Reported to the State Flood Mitigation Board on progress and developed amendments to the funding agreement as required.

Crescent Electric Supply Company – East Dubuque, IL

Accounting Assistant

October 2010-November 2012

- Managed profit sharing program
 - Prepared statistical data and reports for profit sharing program
- Developed a Purchase Card system to decrease costs and save employee time
- Created an internal corporate audit procedure
 - Designed reports for the Board of Directors
 - Identified policy updates and presented to the Board of Directors

Alexis M. Steger, CPA

9466 Royal Wood Drive

Peosta, IA 52068

Phone: (563) 580-2947

Email: asteger@cityofdubuque.org

PROFESSIONAL EXPERIENCE

Substance Abuse Services Center – Dubuque, IA

Business Manager

October 2009-April 2010

- Analyzed schedules for efficiency of recorded billable hours
- Identified agency outcomes to report to United Way
- Supervised a team of 26 full-time employees, 4 part-time employees and several independent contractors

Crescent Electric Supply Company – East Dubuque, IL

Corporate Auditor

January 2008-October 2009

- Assisted management with analyzing the effectiveness of operating procedures
- On-boarded newly acquired locations with a team of training personnel
- Audited operating and financial procedures across 125 locations

EDUCATION

South University

Master of Business Administration

June 2009

University of Wisconsin – Platteville

Bachelor of Science – Criminal Justice

May 2006

- Chancellor and Dean's List, Liberal Arts and Education

COMMUNITY INVOLVEMENT

Luther Manor Communities

Executive Board of Directors, May 2016-Present

- Oversee a \$14 million expansion, including the hiring of new management
- Authorize loans and manage employee compensation

Lord of Life Lutheran Church

Treasurer, February 2016-Present

- Maintain financial records and ensure viability of the church
- Supervise employees
- Collaborate with six other Lutheran Churches to provide services and discuss issues with the community

CASA for Children, Inc

Court Appointed Special Advocate Coach, June 2013-June 2017

- Oversaw court appointed advocates in Dubuque County
- Met with community resource providers to address community issues
- Presented and made recommendations for the care of children to the juvenile court judge

MEMBERSHIPS

Government Finance Officers Association 2013

International City/County Management Association 2013

Council of Development Finance Agencies 2014

Nicole L. Lytle

15804 Majestic Drive
Dubuque, IA 52002

cnlytle@gmail.com
(563)542-1364

WORK EXPERIENCE

City of Dubuque Housing Department, Dubuque, IA

Grants Project Manager, March 2022 -current

- ◆ Coordinate the application and approval process for grant participants; and data collection via GIS.
- ◆ Ensure compliance with grant, local property maintenance and eligibility requirements
- ◆ Explain program regulations, policies and procedures
- ◆ Review and approve projects, inspection reports, bid specifications and program data using an equity lens focus
- ◆ Interview employees, customers and others to collect information
- ◆ Oversee and assist with inspections, risk assessments and quality control review
- ◆ Calculate financial data, complete monthly draws for funding and maintain annual grant budget
- ◆ Process and monitor payments to contractors and outside agencies; and financial information and performance reporting systems
- ◆ Coordinate logistics to meet production goals as laid out by HUD
- ◆ Handle public outreach and education
- ◆ Conduct technical and supervisory duties in managing and coordinating funding streams.

Housing Financial Specialist, October 2021 – March 2022

- ◆ Collect applicant and participant information verification
- ◆ Confer with others about financial matters
- ◆ Ensure Affirmative Action requirement compliance
- ◆ Advise others on Housing and Urban Development legal or regulatory compliance matters, and housing program and regulations
- ◆ Prepare notices; benefit changes; department purchase orders; written correspondence and operational reports.
- ◆ Monitor inspections; financial indicators; and organizational processes
- ◆ Refer participants to community agencies
- ◆ Recommend programming changes

Platinum Supplemental Insurance, Dubuque, IA

Personnel Manager Team Lead, November 2017- October 2021

- ◆ Interview, hire, and train outside insurance sales recruits through contract and state licensing process in 17 states
- ◆ Lead team of personnel managers tasked with recruiting, hiring and training outside sales professionals
- ◆ Interview and on-board new in-house team members including ongoing support and training
- ◆ Conduct weekly team meetings and bi-weekly one on one meetings
- ◆ Ensure optimal team efficiency through leveraging the latest in recruiting management
- ◆ balanced duties as working management between new leads, new recruits and leadership duties
- ◆ Provide necessary follow-up, motivation, and accountability for recruits and team members to ensure goals are met
- ◆ Develop performance plans and closely guide struggling team members to ensure success
- ◆ Provide working knowledge of software and technology resources to manage recruits

Eagle Pointe Place- Enlivant, Dubuque, IA

Community Relations Manager, January 2016- November 2017

- ◆ Coordinated closely with Executive Director to ensure 80-unit senior living building and staff are managed properly
- ◆ Fulfilled the role of senior leadership in the absence of Executive Director
- ◆ Supported the Human Resources Director to ensure adequate staffing, and in fulfilling onboarding and offboarding activities
- ◆ Planned, developed and executed all aspects of independent and assisted living unit sales including both large event and one on one family communications
- ◆ Evaluate, develop and implement strategic marketing plans
- ◆ Promoted and coordinated community outreach events for seniors, family and professionals
- ◆ Maintained regular contact with leads and referral source, meeting occupancy goals

Green Hills Retirement Community, Ames, IA

Marketing and Sales Counselor, April 2014- January 2016

- ◆ Lead all sales and events for multi-million-dollar expansion
- ◆ Plan, develop and execute all aspects of independent living unit sales
- ◆ Plan and arrange publicity materials and displays
- ◆ Give presentations and tours about community in individual and group settings
- ◆ Maintain marketing information management system
- ◆ Work with all departments to ensure residents have smooth transition upon move in
- ◆ Plan and organize monthly marketing and educational events held on and off site
- ◆ Attend proper training and conferences to ensure success
- ◆ Work closely with Iowa State University Retirees program to obtain leads
- ◆ Attend and present at tradeshow and events held throughout the community

Paramark Real Estate Services, Laverne Apartments, Ames, IA

Property Manager, April 2013- Current

- ◆ Personnel management of maintenance and caretaker staff
- ◆ Provide proper marketing to maintain high occupancy in 62 units
- ◆ Ensure compliant with Section 42 and Section 8 housing regulations
- ◆ Manage office duties and finances for entire complex
- ◆ Contact and keep proper communication with all outsourced maintenance
- ◆ Process applications and background checks for future tenants
- ◆ Work with local businesses to provide programs to help enrich tenants living experience

EDUCATION

Iowa State University, Ames, Iowa

Major: Advertisement

Bachelor of Liberal Arts, June 2005- December 2009

VALUABLE SKILLS

Salesforce, Leadership and Management, Recruiting, Human Resources Background, Marketing and Sales, Microsoft Office Suite, Adobe Creative Suites

**MEMBERSHIPS AND
COMMUNITY SERVICE**

Dubuque Chamber of Commerce, Young Professionals 2019

Women's Leadership Network 2019

Walk to End Alzheimer's Committee, Recruitment Chair 2017-2020

Head of City of Dubuque Housing Department Communications Team

City of Dubuque Housing High Performance Government Team

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa 52001;
608-622-8226; raganschumacher@gmail.com

Education:

Chaminade University of Honolulu

Honolulu, HI

- Studied Criminal Justice and Biology

Sept 1999 – May 2000

University of Wisconsin Platteville

Platteville, WI

- Bachelor of Science – Criminal Justice

May 2003

- Bachelor of Science – Psychology

May 2003

- Conducted Undergraduate Research

- Effects of Sex and Attractiveness of Victim and Defendants on Guiltiness in a Sexual Assault

Chicago School of Professional Psychology

Chicago, IL

- Master of Arts – Forensic Psychology

May 2005

Career Summary:

During my career I have worked in client centered settings with client services as the focus. I have worked with diverse populations in diverse settings. I have worked with communities and community partners in building relationships within the community. During my career I have prided myself on getting to know everyone I work with and partner with while developing a strong trust and communication line.

Work Experience:

June 2022 - Present

City of Dubuque Housing and Community Development

Dubuque, IA

Lead and Healthy Homes Inspector

I work as an inspector for HUD funded programs in our grants division. I inspect homes for the Healthy Homes program. I write reports, supervise contractors during the work, submit documents for review, assist in grant writing, and work across multiple programs to coordinate services in the community. I am LEAD certified.

June 2015 - June 2022

City of Dubuque Communications Center

Dubuque, IA

Dispatch Operator

I work as an emergency communications operator. I answer phones, dispatch fire, EMS, and law enforcement over the radio. I handle multiple tasks at once. I answer phones and record information in a computer. I answer questions of the citizens of Dubuque County, and direct them to the proper services when needed. I am part of the Critical Incident Debriefing team. I am also one of three instructors for 911 in schools, a program developed to teach elementary school students in the Dubuque Community School District about 911.

April 2015 – June 2015

Scott Goins Insurance

Dubuque, IA

Customer Relations Representative

I answered phones, verified insurance, took payments, explained insurance, routed calls, and documented calls.

- Work in a Team
- Procedure Verification
- Office Maintenance

February 2015 – April 2015

Schultz Family Dentistry

Dubuque, IA

Front Desk

I answered phones, checked in patients, entered new patient and insurance information as it came into the office. I organized and filled the schedule for the doctors and hygienists. I worked in a team of three front desk staff.

- File Maintenance
- Procedure Verification
- Office Maintenance

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

April 2014 – January 2015

Riverview Center

Galena, IL

Domestic Violence Legal Advocate

I worked with victims of Domestic Violence in the courts, with the State's Attorneys Office, and law enforcement to conduct monthly meetings with law enforcement, judiciary, state's attorney, probation, and the clerk's office. I helped to coordinate services, and work with victims. I worked in the community building relationships with treatment providers, law enforcement, the courthouse, judicial, and community partners. I created and assisted victims in completing and filing court documents for an Order of Protection

- Work with Victims to be aware of the progress of all pending cases
- Help Victims Prepare Themselves and Witnesses for Court
- Accompany Victims to All Court Proceedings
- Accompany Victims to Meetings with Attorneys and Law Enforcement
- Provide Appropriate Referrals to Victims as Needed
- Work with the State's Attorney's Office, Law Enforcement to be a Link to the Victim
- Follow Up with Victims to Ensure that the Court is Working on their Behalf
- Participate in Assigned ILCADV Committees
- Participate in Bi – Monthly PAIP Meetings
- Prepare, Conduct, and Implement County Wide Trainings
- Answer 24 hour Hotline
- Have Current and Accurate Documentation for Services
- Participate in Fundraising

February 2013 – April 2014

Hillcrest Family Services RCF RCF/PMI

Dubuque, IA

Social Worker

I worked within an adult mental health residential care facility. While there I coordinated treatment for each resident. I maintained accurate and thorough files for each patient. I completed all paperwork and court reports on a strict deadline. I completed reports for doctors and supportive services, and in accordance with state and federal regulations. I worked with other treatment providers for inpatient substance abuse treatment, outpatient substance abuse treatment, and other rehabilitative services as needed.

- Monitor 15 – 30 Adult Residents
- Teach and Assist in Daily Habilitation Courses
- Provide Direct Care to the Resident
- Work with Families and Guardians
- Work On Call Shifts Responding to the 24 Hours Requests of Staff and Residents
- Work with Law Enforcement and Attorneys

Ragan Griffin M.A.

2910 Wildwood Drive, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

January 2008 – February 2013

Kendall County Court Services

Yorkville, IL

Sex Offender/Adult Probation Officer January 2010 – February 2013

I monitored 100 plus adult probationers. I supervised all sex offenders in the county. I maintained accurate files. I completed accurate and timely case notes for all contacts. I completed all court reports. I created a quarterly sex offender management team for the county including law enforcement, attorneys, and judicial. I trained local personnel on sex offender practices, statutes, and updates for both adults and juveniles. I was part of the pilot Effective Casework Model team to help create and test a more efficient and proactive approach to probation. I conducted the Thinking for a Change class in a cognitive behavioral program. I conducted continuous assessments to provide accurate supervision, and made appropriate referrals to community resources for proper treatment.

- Worked with the State's Attorney's Office and Judicial to Create a Sex Offender Order
- Write Presentence Investigations and Pre Plea Investigations
- Monitor Conditions of Probation
- Report Violations to the Court and State's Attorney
- Develop and Modify Case Plans that are Specific to each Individual
- Coordinate all Information Relative to the Case Plan and Report that Information to the Court
- Maintain Face to Face Contact
- Provide Accurate Information to Outside Agencies
- Comply with all Policies, Procedures, and Statutes
- Attend and Participate in Trainings and Seminars
- Establish and Maintain Working Relationships with Attorneys, Judges, Police/Sheriff Departments, Correctional Staff, and Treatment Agencies
- Work with Strict Deadlines
- Work with other Officers on Cases and Probationers

Special Programs Officer January 2008 – January 2010

- Supervise a Warrant Caseload of 30 Plus Probationers Adult and Juvenile
- Supervise a Global Positioning Caseload of 2 Plus Defendants
- Hook Up, Disconnect, and Monitor those on the GPS System
- Respond to Problems, Violations of the GPS Rules Outside of Normal Business Hours

May 2007 – January 2008

Justice 2000

Milwaukee, WI

Release

Planning and Forensic Team Leader

I supervised a team of 5 people. I was responsible for checking their work. I advised team of policies and procedures, and train new team members. I trained new team members. I worked alongside the team to conduct interviews and write reports for intake court. I managed a caseload of offenders who were on not guilty by reason of insanity pleas and were being restored to stand trial. I wrote reports to court regarding their progress.

- Interview Offenders in Jail that have been Released to Program
- Monitor Case Loads of Team Members
- Help Offenders with any and all Issues (referrals for AODA treatment, Mental Health, Housing)
- Work with Mental Health Institutions to Ensure Smooth Transitions
- Work with Courts System to Coordinate Services
- Work with Service Providers, both Mental Health and AODA

Ragan Griffin M.A.

2910 Wildwood, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Work Experience Continued:

January 2007 – April 2007

Justice 2000

Milwaukee, WI

Diversion Specialist

I worked in booking at the Milwaukee County Jail. The offenders were interviewed and screened based on guidelines. I worked alongside the District Attorney's Office and defense attorneys to identify possible candidates. I made referrals to coordinate services with treatment providers and services to support offenders when released.

- Coordinate Services between all Law Enforcement and Attorneys
- Notify DA and Defense of Possible Candidates
- Coordinate Services with Treatment Providers and Services
- Document all Interactions Including Admissions and Releases

May 2006 – December 2006

Justice 2000

Racine, WI

Risk Assessment Case Manager

I reviewed booking logs at the Racine County Jail. I prioritized offenders to be interviewed based on booking status, and interviewed the defendants in the jail. I wrote risk assessment interviews and provided them to the court same day as booking logs. I entered all the information into a data base and maintained accurate and timely contact notes for all interactions. I managed all offenders that were released on pretrial.

- Verify the Information Provided by Defendant with Third Party

August 2001 – May 2006

Home Concept

Madison, WI

Inventory Assistant Manager/Lost Prevention

I worked as the inventory assistant manager. I supervised 2-6 employees. I created and implemented lost prevention techniques.

- Pricing Control
- Customer Service
- Computer Skills in many areas
- Inventory Control
- Part of the Decorating Team
- Coordinate Sales with Warehouse and Delivery Departments
- Train and Supervise New Employees
- Supervise Inventory Control

Ragan Griffin M.A.

2910 Wildwood, Dubuque, Iowa, 52001;
608-622-8226; raganschumacher@gmail.com

Internship Experience:

September 2004 – May 2005 Federal Probation and Presentence Chicago, IL
Probation Agent Intern

- Learned the Federal Judicial System
- Court Appearances
- Collateral Reports for other Jurisdictions
- Worked with Agents on Presentence Reports and Supervision
- Investigated Offenders
- Interviewed Offenders
- Documented All Interactions

Summer 2002 Probation and Parole Columbia County, WI
Intern

- Processed Offenders from Intake to Release
- Home Visits
- Court Appearances
- Supervised Offenders
- Investigated Offenders
- Worked with Agents on Investigations

Computer Skills:

- Word
- Blackboard
- Teams
- Zoom
- Skype
- Online Meeting Platforms
- Online learning Platforms
- Word Perfect
- Power Point
- Excel
- Internet
- Print Shop
- Multiple Types of Information Database

STACEY L. CARPENTER
15761 Red Maple Drive
Peosta, IA 52068
563/543-8471

CAREER OBJECTIVE

To obtain a challenging position where my exceptional ability to prioritize, organize, and effectively communicate with all levels of staff will be valuable in providing outstanding administrative support to the company's personnel. I am a self-motivated, detail oriented, team player with excellent computer skills.

PROFESSIONAL EXPERIENCE

CITY OF DUBUQUE HOUSING & COMMUNITY DEVELOPMENT, Dubuque, IA November 21-Present *Housing Financial Specialist-Full time*

- Meet with homeowners and tenants to process application, income verifications, and program documents and generate correspondence as needed.
- Schedule inspections and contract signings.
- Process invoices for payment.
- Gather insurance documentation and bond information from contractors.
- Maintain project records and files and provide periodical reports.
- Answering the phone and receiving walk-in clientele.
- File forgivable loan/grant documents.
- Meet regularly with city staff.

EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION, Dubuque, IA June 2019-November 2021 *Intake Specialist-Full time (Bee Branch Healthy Homes Program)*

- Meet with homeowners and tenants to process application, income verifications, and program documents and generate correspondence as needed.
- Schedule inspections and contract signings.
- Gather insurance documentation and bond information from contractors.
- Maintain project records and files and provide periodical reports.
- Answering the phone and receiving walk-in clientele
- Format and publishing bid packages, contracts and specifications for rehabilitation programs.
- File forgivable loan/grant documents.
- Assist with environmental review for individual housing projects.
- Meet regularly with city staff points of contact.

RIVER VALLEY CAPITAL CORPORATION, Dubuque, IA December 2017-June 2019 *Administrative Assistant – Full time*

- Provide daily support to sales staff.
- Answer multi-line phone system and direct calls to appropriate staff.
- Operate office equipment including computer, copy machine, postage machine, fax machine and scanner.
- Enter new truck inventory into company database.
- Update spreadsheets with semi-truck inventory.
- Enter invoices daily into company database
- Update website with inventory and photos.
- Process dealer truck titles and take to courthouse.
- Set up freight pickup for new stock inventory.

EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION, Dubuque, IA February 2005-June 2017

Office Manager – Full time from June 2016 to Present

Administrative Assistant – Full time from February 2005 to June 2016

- Coordinated the facility to run smoothly.
- Provide daily support to all staff.
- Answer multi-phone line and provide information to callers or transfer calls to appropriate staff.
- Operate office equipment including computer, copy machine, postage machine, fax machine and scanner.
- Help walk-in clientele with their needs.
- Keep the database accurate and up to date including retrieving reports, labels, etc.
- Assist with maintaining all office websites as needed
- Process daily outgoing mail and FedEx packages.
- Order and dispense all office supplies and keep organized.
- Assist with agency bi-monthly newsletter and email to membership.
- Assist with Teambuilding and Wellness Committees.
- Process daily deposits for all agency banking accounts.
- Assist with ECIA Personnel Policy and Organizational Charts.
- Assist with processing staff timesheets biweekly.
- Coordinate scheduling agency calendar for meetings and vehicle use for staff.

DUBUQUE AREA CHAMBER OF COMMERCE, Dubuque, IA

June 1994 – February 2005

Project Coordinator - Full time from June 99 to February 2005

- Assist in coordinating and producing Chamber publications.
- Responsible for maintenance and updating of the Chamber's web site.
- Serve as liaison to incoming requests from members, travel writers, and outside organizations.
- Responsible for coordination of all Chamber advertising and buy-in programs for Chamber publications.
- Responsible for disseminating information to media including, event information, news releases, and media kits.
- Operating computer and various software programs independently and efficiently.
- In charge of compiling and disseminating information for the city's Calendar of Events.
- Responsible for clerical duties as assigned by Director of the Convention & Visitors Bureau.
- Back-up receptionist.
- Responsible for timely flow of work in absence of Administrative Assistant.

Membership Assistant - Full time from July 94 to June 99

- Perform various clerical duties as assigned by Membership Director, Communications Director, President, and Administrative Assistant.
- Operating computer and various software programs independently and efficiently.
- In charge of compiling information for the city's Calendar of Events and disseminating news releases to the media.
- Responsible for meeting notices, follow-up phone contact, preparation and clean-up of meetings.
- Assist with bulk mailings.
- Transcribe letters and minutes from Dictaphone.
- Back-up Receptionist: answer phones and assists with personal inquiries in absence of the receptionist.

EDUCATION

- Dubuque Senior High, Dubuque, IA, High School Diploma, 1983
- McConnell Travel School, Minneapolis, MN, 1984

REFERENCES

Available upon request.



City of Dubuque
Healthy Homes Program
Contractor Bid Packet

Client Name: John and Jane Doe
Address: 123 ABC Street

		QTY	Contractor \$HH	Contractor HH	Request 1 HH	Request 2 HH	Request 3 HH			
ROOM 1: BEDROOM										
1 Install additional electrical outlets.		2								
ROOM 2: BATHROOM										
ROOM 3: BATHROOM										
ROOM 4: HALL										
ROOM 5: LAUNDRY										
ROOM 6: BEDROOM										
2 Install additional electrical outlets		2								
ROOM 7: LIVING ROOM										
ROOM 8: PORCH										
3 Install dead bolts on doors (Side A, B, & D) Doors 1, 2, and 3		3								
ROOM 9: GARAGE										
Replace window sashes with vinyl replacement windows. Remove sash balances and insulate weight pockets. Ensure sash stops are installed for interior & exterior of windows. 4 If stops are missing/broken install new. Side B (W9 & 10)		2	1200		1200					
ROOM 10: BASEMENT										
Replace window sashes with vinyl replacement windows. Remove sash balances and insulate weight pockets. Ensure sash stops are installed for interior & exterior of windows. 5 If stops are missing/broken install new. Sides C & D (W21-26)		6	3300		3300					
7 Install dead bolts on door Side C		1								
8 Replace water heater		1								
9 Replace railing on stairwell with code compliant railing		1								
10 Install guarding on both sides of stairs.		1								
EXTERIOR:										
11 Wrap new window casings with aluminum coil stock. Side C & D (W9, 10 & 21-26)		8	1150		1150					
12 Wrap exterior door frame with aluminum coil stock		1	125		125					
13 Install code compliant railing on front entry steps Side A		1								
OTHER:										
14 Permits required to complete work (Building, Engineering, etc.)		1	250		250					
Material costs for containment, PPE, signage, proper disposal, etc. to comply with lead-safe work practices		1	250		250					
16 Clean complete home to meet Lead clearance and pass clearance		1	400		400					
17 PPM Bond: Required if bid is over \$25,000		1								
TOTAL			\$ HHP							
Addendum 1			\$6,675		6675					
DELETE:										
1 Entirely: 1		2								
RADON				1000	1000	Request 1	Date 03/24/23	HH	Total	
BURDS WATERPROOFING				1825	1825	Request 2	04/22/23		\$7,175.00	\$7,175.00
TOTAL PROJECT AMOUNT			\$9,500		2825	Request 3			\$2,825.00	\$2,825.00
									\$0.00	\$0.00



UnityPoint Health
Visiting Nurse Association

660 Iowa St.
Dubuque, IA 52001
(563) 556-6200

City of Dubuque
City Hall Annex
1300 Main St
Dubuque Iowa 52001

Ms. Nicole Lytle

The Visiting Nurse Association (VNA) is providing this letter as our commitment to the City of Dubuque 2024 Lead Hazard Control Grant. Upon the city's receipt of a successful HUD/Lead Hazard application the Visiting Nurse Association (VNA) will provide a match of 130 hours of community outreach and education at \$56.20 per hour for a total of \$7,300.

The VNA proudly partners with the City of Dubuque and supports their HUD/Lead Hazard application. VNA believes the City of Dubuque will provide a high-quality program that improves the well being of the residents of Dubuque.

Sincerely,

Stacey Killian
Director, Visiting Nurse Association

Michelle Zurcher RN, BSN
3120 Kaufmann Ave
Dubuque, IA 52001
563-583-2689

Objective Utilize public health experience and nursing judgment to provide excellent care to patients

Education

1991-1995 Hempstead High School, diploma
1995-1999 Clarke College, Bachelors degree in Nursing

Employment History and job duties

1997-1999 Visiting Nurse Association
Home Care Aide: In home services; including activities of daily living, and general assessments.

1999-2001 Finley Hospital
3 Medical- Nurse: Nursing care for variety of medical needs; including telemetry, peritoneal dialysis, blood transfusion, IV therapy, etc.

2001-present Visiting Nurse Association
Community Health Nurse: Multitude of duties

2001-2004 HIV counseling and testing Nurse

2004-2005 “Drug Endangered Children” program: trained and participated in evacuation of children from Meth Lab and obtained hair samples for drug testing.

Oct 2009- Mar 2010 Dubuque County H1N1 Vaccination Coordinator
Monitor vaccine supplies for all providers in Dubuque County
Ordering and tracking of all H1N1 Vaccine for Dubuque County
Scheduling and staffing of H1N1 clinics through VNA in Dubuque County

Apr 2010- Jul 2010 Chair Agency LEAN committee
Prepare agenda, meeting times/location
Reporting on committee suggestions to director and staff
Lead committee throughout process

Mar 2012-Sept 2014 Coordinate Dubuque County Community Transformation Grant
Co-Chair County Wellness coalition meetings
Interact with local businesses and healthcare providers
Coordinate and implement Better Choices/ Better Health classes in county

2001- Present Child Health Case Manager
Monitoring Children’s well child, dental, lead testing, and immunization needs.
Assisting families with referrals for basic necessities
Re-design electronic record keeping using Excel and Access databases

Vaccine for children immunization nurse
Staffing immunization clinics
Evaluation and assessment of individual vaccination needs
Assist in creating electronic scheduling using Excel

Capillary Lead Testing Clinic Nurse
Scheduling, staffing, following up with results for lead testing clinics at VNA

Dubuque County Medical Case manager for lead poisoned children
In home education to families of children with elevated blood lead levels
Educating public on lead hazards and recommended routine blood lead testing
Following State of Iowa protocol for elevated blood lead levels
Ensuring completion of required blood lead testing following elevated levels

Jan 2015- Present Nurse Supervisor of education for Care Net Department Home Care Aides
Plan and provide monthly required education meetings
Maintain educational file for all Care Net Home Care Aides
Complete yearly nursing supervisory visits of all aides performing direct patient care
Available as resource person for aides with questions or concerns with client care

Apr 2016 – Present Medicaid Informing for families Newly Enrolled
Letters and Phone call attempts made monthly to provide Medicaid coverage and usage education to families newly enrolled in Medicaid in 8 county service area: Allamakee, Chickasaw, Clayton, Delaware, Dubuque, Fayette, Howard, & Winneshiek County

2018 Committee Member

Dubuque County Wellness Coalition

Dubuque County Lead Coalition

Dubuque Community Health Needs Assessment Health Improvement Plan: committee for Environmental Health

Dubuque Visiting Nurse Association Safety Committee

Dubuque Visiting Nurse Association Sustainability Committee

Certifications

CPR certified

Healthy Homes Specialist

Organizational Membership

National Environmental Health Association

Clinical Knowledge

- Proficient in use of Microsoft access, excel, word, Cares, IRIS, HHLPS, and outlook programs
- Ability to operate throughout multiple duties/ tasks and prioritize appropriately
- Experienced in public speaking and performing outreach education
- Experienced in coordinating employee orientation at VNA
- Working relationships with Dubuque community school nurses, local physician offices, local housing and health department staff
- Complete knowledge of community resources

Amy Smith

AS

3050 Hales Mill Road
Dubuque, IA 52002
Phone: 563.451.9203
Email: gslap@yousq.net

EDUCATION	Bachelor of Arts Degree in Social Work <i>Loras College</i> Dubuque, Iowa	August, 1990-May, 1992
	Associates Degree <i>Kirkwood Community College</i> Cedar Rapids, Iowa	August, 1988-May, 1990
EXPERIENCE	DUBUQUE VISITING NURSE ASSOCIATION Dubuque, Iowa	September, 1994-Present
	<i>Case Manager, Home Based Services</i> • Coordinates and provides parent education services to families in need of parent skill development. Assesses client needs, develops individual family service plans, coordinates services with other providers. Teaches nurturing skills to parents and children. Maintains proper documentation and evaluates client progress. • Instructs, interprets and supervises direct service personnel in activities and decisions related to client care. • Committed to improving quality of programs by using evidence-based practices, obtaining program accreditation, effectively managing grant activity, and continuous assessments of program effectiveness. • Sustains funding for programs through grant -writing and by seeking available resources • Participates in professional and community groups as a representative of the VNA and an advocate for community needs. <i>Early Access Service Coordinator</i> • Coordinated and provided Early Access Services to children 0-3 years of age with high lead levels • Conducted Developmental Assessments to Young Children (DAYC) on a routine basis, made referrals and recommendations on behalf of the children served and affected by lead. <i>Healthy Homes Advocate (Lead and Bee Branch Resiliency Programs)</i> • Completes comprehensive assessments with all program participants to determine needs and challenges, while also providing resources and community linkages	

- Informs, motivates, educates and empowers participants to understand home health, and actively apply the information to improve the living conditions for better health
- Collaborates with service providers and community groups to become better aware of available services for families and to educate them on the Healthy Homes programs

HILLCREST FAMILY SERVICES

June, 1992-September, 1994

Dubuque, Iowa

Social Services Coordinator

- Provided counseling and case management services to persons with chronic mental illness who lived independently in Dubuque Community.
- Established and implemented treatment goals, conducted interdisciplinary meetings, provided crisis intervention, taught independent living skills and performed social skills groups.

GANNON MENTAL HEALTH CENTER

September, 1991-March, 1992

Dubuque, Iowa

Nurturing Program Instructor

- Taught positive, appropriate parenting skills to parents in need of support and education.
- Observed, recorded and reported parent-child interactions, organized weekly parent and child group activities, conducted safety checks on children, role-modeled positive behaviors.

PROFESSIONAL TRAINING

Social Work Licensure

July, 1997

Certified Family Development Specialist

July, 2007

Certified Early Access Coordinator

April, 2007

Certified Nurturing Program

Instructor to Parents and Children

August, 2008

Certified Marketplace Application Counselor

November, 2014

Certified Family Support Supervisor

January, 2014

Trained in the Ages and Stages Questionnaire

Developmental Assessment Tool

April, 2014

Trained in Essentials for Healthy Homes

Practitioners Course

February, 2016

COMMUNITY ORGANIZATIONS

Child Abuse Prevention Council of Dubuque

Community Partnerships for Protecting Children

Program Coordinators Committee

Mental Health America Board 2011-2016

UnityPoint Health/Finley Culture Committee 2015-2018

Partnership Empowerment Network

Green and Healthy Homes Resource Coalition, co-chair

Inclusive Dubuque Neighborhoods Group

1st 5 Advisory Board

Grant Application Detailed Budget Worksheet

		Applicant Name:		City of Dubuque						
		Applicant Address:		Housing and Community Development Department						
				350 W 6th Street, Suite 312						
				Dubuque, IA 52001						
Category						Detailed Description of Budget (for full grant period)				
		Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
1. Personnel (Direct Labor)										
Position or Individual										
Housing And CD Director		2 hrs/wk	275	\$73.00	\$20,075.00		\$20,075.00			
Program Manager- 50% FTE		42 Months	3,640	\$43.00	\$156,520.00	\$156,520.00				
HH Assessor- 100% FTE		40 months	6,900	\$37.00	\$255,300.00	\$255,300.00				
Financial Specialist- 100% FTE		42 Months	7,280	\$31.00	\$225,680.00	\$225,680.00				
Total Direct Labor Cost					\$657,575.00	\$637,500.00	\$20,075.00			
2. Fringe Benefits										
		Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Housing And CD Director		percentage	39.87%	\$20,075	\$8,003.90		\$8,003.90			
Program Manager- 50% FTE		percentage	39.87%	\$156,520	\$62,404.52	\$62,404.52				
HH Assessor- 100% FTE		percentage	39.87%	\$255,300	\$101,788.11	\$101,788.11				
Financial Specialist- 100% FTE		percentage	39.87%	\$225,680	\$89,978.62	\$89,978.62				
Total Fringe Benefits Cost					\$262,175.15	\$254,171.25	\$8,003.90			

Grant Application Detailed Budget Worksheet

Applicant Name: City of Dubuque									
3. Travel									
3a. Transportation - Local Private Vehicle	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Vehicle Milage	Miles	9500	\$0.620	\$5,890.00	\$5,890.00				
Subtotal - Trans - Local Private Vehicle			\$5,890.00	\$5,890.00					
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Airfare (Annual manadotry trips for 2 staff)	10	\$500.00	\$5,000.00	\$5,000.00					
Subtotal - Transportation - Airfare			\$5,000.00	\$5,000.00					
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Hotel (3 nights)	30	\$200.00	\$6,000.00	\$6,000.00					
Subtotal - Transportation - Other			\$6,000.00	\$6,000.00					
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Per Diem (4 days per trip)	48	\$50.00	\$2,400.00	\$2,400.00					
Conference Registration	6	\$300.00	\$1,800.00	\$1,800.00					
Subtotal - Per Diem or Subsistence			\$4,200.00	\$4,200.00					
Total Travel Cost			\$21,090.00	\$21,090.00					
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Total Equipment Cost									

Grant Application Detailed Budget Worksheet

Applicant Name: City of Dubuque								
5. Supplies and Materials (Items under \$5,000 Depreciated Value)								
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Office Supplies	1	\$3,224.75	\$3,224.75	\$3,224.75				
Subtotal - Consumable Supplies			\$3,224.75	\$3,224.75				
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Desktop Computer	1	\$2,300.00	\$2,300.00	\$2,300.00				
Tablet	1	\$2,000.00	\$2,000.00	\$2,000.00				
Telephone (2 smart phones)	42	\$150.00	\$6,300.00	\$6,300.00				
Software (2 licenses/yr for 3 years)	6	\$250.00	\$1,500.00	\$1,500.00				
Subtotal - Non-Consumable Materials			\$12,100.00	\$12,100.00				
Total Supplies and Materials Cost			\$15,324.75	\$15,324.75				
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Total Consultants Cost								
7. Contracts and Sub-Grantees (List individually)								
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Subtotal - Contracts								
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Healthy Homes Forgivable Loans	95	\$9,900.00	\$1,260,500.00	\$940,500.00	\$320,000.00			
Contract Services VNA	42	\$1,500.00	\$63,000.00	\$63,000.00				
VNA Outreach Match	130	\$56.00	\$7,280.00		\$7,280.00			
Subtotal - Sub-Grantees			\$1,330,780.00	\$1,003,500.00	\$327,280.00			
Total Contracts and Sub-Grantees Cost			\$1,330,780.00	\$1,003,500.00	\$327,280.00			

Grant Application Detailed Budget Worksheet

Grant Application Detailed Budget Worksheet									
Applicant Name: City of Dubuque									
8. Construction Costs									
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Administrative and legal expenses									
8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Land, structures, rights-of way, ...									
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Relocation expenses and payments									
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Architectural and engineering fees									
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Other architectural and engineering fees									
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
Subtotal - Project inspection fees									

Grant Application Detailed Budget Worksheet

Applicant Name: City of Dubuque									
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	
8g. Site work									
Subtotal - Site work									
8h. Demolition and removal									
Subtotal - Demolition and removal									
8i. Construction									
Subtotal - Construction									
8j. Equipment									
Subtotal - Equipment									
8k. Contingencies									
Subtotal - Contingencies									
8l. Miscellaneous									
Subtotal - Miscellaneous									
Total Construction Costs									

Grant Application Detailed Budget Worksheet									
---	--	--	--	--	--	--	--	--	--

Applicant Name:			City of Dubuque								
			Quantity	Unit Cost	Estimated Cost		HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
9. Other Direct Costs			Quantity	Unit Cost	Estimated Cost		HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Item											
9a. Printing Materials and Copy/Reproduction Machine Rental (Per Month)			per month	75	\$50.00	\$3,750.00		\$3,750.00			
9b. Processing Materials (per month)			per month	42	\$11.00	\$462.00		\$462.00			
9c. Shipping and Postage (per package)			per package	50	\$35.00	\$1,750.00		\$1,750.00			
9d. Advertising- Outreach/Eudcation (per month)			per month	42	\$100.00	\$4,200.00		\$4,200.00			
9e.Office Space, Utilities, & Maintenance - 3 Office/Work stations			3 offices	42	\$1,875.00	\$78,750.00		\$78,750.00			
9f. Training Staff (Cetifications-HH)/yr			year	3	\$2,950.00	\$8,850.00		\$8,850.00			
9g. Training Other			year	2	\$2,000.00	\$4,000.00		\$4,000.00			
9h. Relocation				10	\$800.00	\$8,000.00		\$8,000.00			
9i. Hotel Rate Discount (\$35.00 for a 10 day stay)				10	\$350.00	\$3,500.00		\$3,500.00			
9j. Soil & Dust Sampling & Related Supplies				40	\$150.00	\$6,000.00		\$6,000.00			
9k. Radon Testing				96	\$100.00	\$9,600.00		\$9,600.00			
9l. Single Audit Fee				2	\$1,500.00	\$3,000.00		\$3,000.00			
Other misc (Pollution Insurance, Audit & Legal Fees)				1	\$10,000.00	\$10,000.00		\$10,000.00			
9n. Parking 42 months				126	\$47.00	\$5,922.00		\$5,922.00			
9o. Resident Supploes				96	\$30.00	\$2,880.00		\$2,880.00			
Subtotal of Direct Costs						\$150,664.00		\$68,414.00	\$82,250.00		
10. Indirect Costs			Rate	Base	Estimated Cost		HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share
Type											
Total Indirect Costs											
Total Estimated Costs						\$2,437,608.90	\$2,000,000.00	\$437,608.90			

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044

Expiration: 2/28/2027

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	657,575.00	27.0%
2 Fringe Benefits	262,175.15	10.8%
3 Travel	21,090.00	0.9%
4 Equipment	0.00	0.0%
5 Supplies and Materials	15,324.75	0.6%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	1,330,780.00	54.6%
8 Construction	0.00	0.0%
9 Other Direct Costs	150,664.00	6.2%
10 Indirect Costs	0.00	0.0%
Total:	2,437,608.90	100.0%
Federal Share:		
Match (Expressed as a percentage of the Federal Share):		

Previous versions of HUD-424-CBW are obsolete.

13

form HUD-424-CBW (2/2003)

Public Reporting Act Statement

The public reporting burden for this collection of information is estimated to average 3 hours 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. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed HUD 424-CBW forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Instructions for Completing the Grant Application Detailed Budget Worksheet

This form is to be used to provide detailed budget information regarding your proposed program. If your program requires you to provide program activity information you should use a separate HUD-424-CBW to provide information related to each program activity. The detailed information provided on this form can be summarized on the HUD-424-CB form [by checking the "All Years" box at the top of the form and inputting the summary information.](#)

Item	Discussion
1 - Personnel (Direct Labor)	This section should show the labor costs for all individuals supporting the grant program effort (regardless of the source of their salaries). The hours and costs are for the full life of the grant. If an individual is employed by a contractor or sub-grantee, their labor costs should not be shown here. Please include all labor costs that are associated with the proposed grant program, including those costs that will be paid for with in-kind or matching funds. Do not show fringe or other indirect costs in this section. Please use the hourly labor cost for salaried employees (use 2080 hours per year or the value your organization uses to perform this calculation). An employee working less than full time on the grant should show the numbers of hours they will work on the grant.
2 - Fringe Benefits	Use the standard fringe rates used by your organization. You may use a single fringe rate (a percentage of the total direct labor) or list each of the individual fringe charges. The spreadsheet is set up to use the Total Direct Labor Cost as the base for the fringe calculation. If your organization calculates fringe benefits differently, please use a different base and discuss how you calculate fringe as a comment.
3 - Travel	
3a - Transportation - Local Private Vehicle	If you plan on reimbursing staff for the use of privately owned vehicles or if you are required to reimburse your organization for mileage charges, show your mileage and cost estimates in this section.
3b - Transportation - Airfare	Show the estimated cost of airfare required to support the grant program effort. Show the destination and the purpose of the travel as well as the estimated cost of the tickets. Each program notice of funding opportunity (NOFO) discusses the travel requirements that should be listed here.
3c - Transportation - Other	If you or are charged monthly by your organization for a vehicle for use by the grant program, indicate those costs in this section. Provide estimates for other transportation costs that may be incurred (taxi, etc.).
3d - Per Diem or Subsistence	For travel which will require the payment of subsistence or per diem in accordance with your organization's policies. Indicate the location of the travel. Each program NOFO discusses the travel requirements that should be listed here.
4 - Equipment	"Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost that equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. Each program NOFO describes what equipment may be purchased using grant funding.
5 - Supplies and Materials	"Supplies" means all tangible personal property other than those described in the definition of equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. List the proposed supplies and materials as either Consumable Supplies or as Non-Consumable Materials.
5a - Consumable Supplies	List the consumable supplies you propose to purchase. General office or other common supplies may be estimated using an anticipated consumption rate.
5b - Non-consumable materials	List furniture, computers, printers, and other items that will not be consumed in use. Please list the quantity and unit cost.

6 – Consultants	Indicate the consultants you will use. Indicate the type of consultant (skills), the number of days you expect to use them, and their daily rate.
7 - Contracts and Subgrantees 7a - Contracts 7b - Subgrantees	List the contractors and sub-grantees that will help accomplish the grant effort. Examples of contracts that should be shown here include contracts with Community Based Organizations; liability insurance; and training and certification for contractors and workers. If any contractor, sub-contractor, or sub-grantee is expected to receive over 10% of the total Federal amount requested, a separate Grant Application Detailed Budget (Worksheet) should be developed for that contractor or sub-grantee and the total amount of their proposed effort should be shown as a single entry in this section. Unless your proposed program will perform the primary grant effort with in-house employees (which should be listed in section 1), the costs of performing the primary grant activities should be shown in this section. Types of activities which should be shown in this section: · Contracts for all services · Training for individuals not on staff · Contracts with Community Based Organizations or Other Governmental Organizations (note the 10% requirement discussed above) · Insurance if your program will procure it separately Please provide a short description of the activity the contractor or subgrantee will perform, if not evident.
8 – Construction Costs	
8a – Administrative and legal expenses	Enter estimated amounts needed to cover administrative expenses. Do not include costs that are related to the normal functions of government.
8b – Land, structures, rights-of way, appraisal, etc.	Enter estimated site and right(s)-of-way acquisition costs (this includes purchase, lease, and/or easements).
8c – Relocation expenses and payments	Enter estimated costs related to relocation advisory assistance, replacement housing, relocation payments to displaced persons and businesses, etc.
8d – Architectural and engineering fees	Enter estimated basic engineering fees related to construction (this includes start-up services and preparation of project performance work plan).
8e – Other architectural and engineering fees	Enter estimated engineering costs, such as surveys, tests, soil borings, etc.
8f – Project inspection fees	Enter estimated engineering inspection costs.
8g – Site work	Enter the estimated site preparation and restoration costs that are not included in the basic construction contract.
8h – Demolition and removal	Enter the estimated costs related to demolition activities.
8i – Construction	Enter estimated costs of the construction contract.
8j - Equipment	Enter estimated cost of office, shop, laboratory, safety equipment, etc. to be used at the facility, if such costs are not included in the construction contract.
8k – Contingencies	Enter any estimated contingency costs.
8l – Miscellaneous	Enter estimated miscellaneous costs.
9 - Other Direct Costs	Other Direct Costs include a number of items that are not appropriate for other sections. Other Direct Costs may include: · Staff training · Telecommunications · Printing and postage Relocation, if costs are paid directly by your organization (if relocation costs are paid by a subgrantee, it should be reflected in Section 7)
10 - Indirect Costs	Indirect costs (including Facilities and Administration costs) are those costs that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved. Indicate your approved Indirect Cost Rate (if any) and calculate the indirect costs in accordance with the terms of your approved indirect cost rate and enter the resulting amount. Also show the applicable cost base amount and identify the proposed cost base type.
Total Estimated Costs	Enter the grand total of all the applicable columns.
The eight rightmost columns allow you to identify how the costs will be spread between the HUD Share and other contributors (including Match funds and Program Income). This information will help the reviewers better understand your program and priorities.	

City of Dubuque Healthy Homes Budget Narrative

The proposed Healthy Homes Budget contains the following expenses:

1. Personnel (\$657,575.00)

List of Personnel Duties and Roles

1a. Housing & Community Development Director: Alexis Steger, will dedicate 2 hours per week (5%) to this grant to review financial information, ensure compliance with federal regulations and assist with closeout activities (Leverage \$20,075).

1c. Program Manager: Nicole Lytle, will dedicate 50% of her time to oversee all projects to ensure that the healthy homes modifications and repairs are carried out in a timely and compliant manner. This position will allocate time to program administration, such as purchase order and invoice review and approval, budget spreadsheet data entry and review, Environmental Review. (\$156,520.00) (70% Direct Cost, 25% Admin Cost, 5% Other Costs)

1d. HH Assessor: Inspector Ragan Griffin will conduct lead inspections, create bid specifications and environmental reviews. Work with residents on relocation efforts when needed, and ensure contractors are using safe practices. (\$255,300.00) (95% Direct, 5% Admin)

1f. Healthy Homes Financial Specialist: Stacey Carpenter will prepare invoices and purchase orders for processing, followed by approval by the Department Director. This position also completes all intake, income verifications, and schedules in-home assessments, as well as contractor and resident collaboration/relocation. (\$225,680.00) (68% Direct Cost; 32% Admin Cost)

City of Dubuque Healthy Homes Budget Narrative

2. Fringe Benefits: (\$262,175.15)

These benefits are provided to all the staff listed above in Budget Item #1:

- Fringe benefits for each employee includes Health Insurance, Life Insurance, Iowa Public Employee Retirement System (IPERS), Parking, Workmen's Compensation, and employee physicals and are calculated at a rate of 39.87% of employee wages. (Admin, and Direct Cost percentages are the same as noted for each position in budget item #1) (Leverage \$8,003.90)

3. Travel: (\$18,984.00)

3a) Transportation – Local Private Vehicle:

Vehicle Mileage - Program Director & Healthy Homes Assessor. Local transportation to and from units being assisted to ensure proper timelines, installs, and to meet with residents. (9,500 miles @ \$0.62) (100% Direct Cost)

3b) Transportation – Airfare:

Airfare to New Grantee Orientation, Program Manager School required trainings for two staff members; as well as the Lead and Healthy Homes required conference @ \$500 per person for one mandatory trip per person, per year of the grant. (100% Other Direct)

3c) Transportation / Other

Lodging - Overnight hotel stay for program management training and new grantee orientation. Three nights per training during the Program Manager school, new grantee orientation and Lead and Healthy Homes required conference for 2 staff members at \$200 a night. (100% Other Direct)

3d) Per Diem of Subsistence

Per Diem for four days per trip for two people for mandatory Program Manager School each year as well as new grantee orientation @ \$50 per day. (100% Other Direct)

City of Dubuque Healthy Homes Budget Narrative

Conference Registration- Costs associated with registration fees for Program Manager School. Calculated at a unit cost of \$300 per training (2 people each year for 3 years). (100% Other Direct)

4) Equipment-: (\$0)

NONE

5) Supplies and Materials – (\$15,324.75)

5a) Consumable Supplies

- Office Supplies: File folders, note pads, pens, paperclips, etc (\$3,224.75). (100% Admin Cost)

5b) Non-Consumable Supplies

- One computer replacement computer is required at a cost of \$2,300 each. (100% Admin Cost)
- A tablet for the inspectors in the field to note conditions \$1,200 each. (100% Other Direct Cost)
- A smart phone for the inspector and Program Manager (2) is required at a cost of \$150/month each. (100% Other Direct Cost)
- Software for plan layouts and photos for inspector and digital signature software at a cost of \$250 each. (100% Admin Cost)

6. Consultants (\$0)

NONE

7.Contracts and Subgrantees - (\$1,330,780.00)

7a. Contracts will be let for approximately 95 units at an average cost of \$9,900 per unit (\$940,500.00). (100% Direct Cost)

City of Dubuque Healthy Homes Budget Narrative

Contracts for CDBG and the Local Housing Trust Fund completing healthy homes components \$320,000. (100% Leverage)

7b. The Visiting Nurses Association (VNA) will provide in-home assessments and provide resident services for 42 months of the grant @ \$1,500 per month. (100% Other Direct Cost)

7c. The VNA will also complete 130 hours of outreach activities as part of the grant match at \$56.20 per hour. (100% Other Direct Cost, \$7,306 Leverage)

8. Construction

None, see contracts in Number 7 for work to be completed.

9. Other Direct Costs (\$150,664.00)

9a. Copy/Reproduction, and Printing: Copy machine required in the office to print, copy and scan documents for the program. (\$3,750). (50% Admin Cost, 50% Other Direct)

9b. Processing Materials (shredding): Shredding documents with personally identifying information that is not required to be kept in a file for 42 months at \$11 per month (\$462). (100% Other Direct Cost)

9c. Federal Express & Postage: Mailing all materials for the program such as applications, outreach materials, contracts and other file information for approximately 50 pieces of mail at an average cost of \$35 (\$1,750.00). (50% Admin, 50% Other Direct Cost)

9d. Advertising Outreach/Educational Materials: Materials to send to households each month or to advertise the grant on the radio to educate and solicit applications for the program for 42 months at \$100 per month (\$4,200). (100% Other Direct Cost)

9e. Office Space, Utilities & Maintenance for four office cubicles/workstations for 42 months at a cost of \$1,750 per month (Leverage \$78,750.00).

City of Dubuque Healthy Homes Budget Narrative

9f. Training staff: Additional trainings required for Lead and Healthy Homes

certifications (Lead Inspector) for three trainings at a cost of \$2,950.00 per training.

(\$8,850.00) (100% Other Direct Cost)

9g. Training for contractors, non-lead staff, to increase contractor capacity to fulfill

grant requirements for two training sessions at \$2,000 per session. (\$4,000). (100%

Other Direct Cost)

9h. Relocation projected for approximately 10 units at a cost of \$800 per relocation

(\$8,000). (100% Direct Cost)

9i. The city will apply a hotel discount rate for the relocations. Approximately serving 10

relocations for \$350 each 10-day stay (Leverage \$3,500).

9j. Soil & Dust Sampling and related supplies for 40 samples at \$150 per sample

(\$6,000). (100% Direct Cost)

9k. Radon Testing: Each unit will undergo a professional radon test at the cost of \$100

per unit. Mitigation costs will be included in project scope if required. (\$9,600)

(100% Direct Cost)

9l. Single Audit fees related to this grant only. (\$3,000) (100% Admin Costs)

9m. Other Misc: Pollution insurance, and legal fees to review contracts, defend contract

clauses, file legal documents such as liens and public hearings for 42 months

(\$10,000) (100% Admin Costs)

9n. Parking for three staff members, \$47 per month for 42 month (\$5,922.00) (100%

Admin)

9o. Resident Supplies: Purchasing environmentally safe or low-toxicity cleaning

supplies, integrated pest management kits, or household safety items as identified

City of Dubuque Healthy Homes Budget Narrative

with housing related healthy homes hazard and intervention activities \$30 per property (\$2,880.00) (100% Other Direct Costs)

10. Indirect Costs

NONE

In summary,

Total requested HUD expense of \$2,000,000:

\$1,669,629.97 (83.48%) Direct HHP Project costs

\$176,982.95 (8.85%) Other Direct costs

\$149,187.08 (7.46%) Administrative costs

Total Leverage \$437,609:

\$88,829 In-Kind Local Contribution

\$10,780 Donation Third-Party In-Kind

\$300,000 CDBG Entitlement

\$20,000 Local Housing Trust Fund

City of Dubuque, Iowa

Section 3 Program Overview



Section 3 is a provision of the Housing and Urban Development Act of 1968, which recognizes that HUD funds are typically one of the largest sources of federal funding expended in communities through the form of grants, loans, entitlement allocations and other forms of financial assistance. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a covered project or activity necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located.

Applicability

A Section 3 covered project or contract is:

- Public and Indian housing development, operating or capital funds; **or**
- Other housing assistance and community development assistance expended for housing rehabilitation, housing construction or other public construction projects, such as: CDBG, HOME, Lead-Based Paint Reduction, Healthy Homes, etc.

The requirements of Section 3 typically apply to recipients of HUD funds (Recipients) that will be used for housing construction, rehabilitation, or other public construction.

Section 3 applies to contracts for professional services and for construction work and opportunities that exist in areas of administration, management, clerical support and construction.

Threshold Amounts

Recipient threshold. Section 3 requirements apply to all Recipients undertaking projects where the amount of HUD assistance exceeds \$200,000.

Contractor and Subcontractor threshold. Section 3 requirements apply to Contractors and Subcontractors performing contracts on a project where the amount of HUD assistance exceeds \$200,000 **and** a contract or subcontract exceeds \$100,000.

Example 1: If a project receives \$350,000 in HUD assistance, and the Contractor has a contract for \$200,000, and the Subcontractor has a contract for \$100,000, Section 3 requirements apply to the Recipient of the funds, the Contractor and the Subcontractor.

Example 2: If a project receives \$250,000 in HUD assistance, but no contract exceeds \$100,000, Section 3 requirements will apply only to the Recipient of the funds – not the Contractor or Subcontractors.

Section 3 requirements apply to ALL non-Davis-Bacon and Davis-Bacon Projects.

Residents

Section 3 residents (Residents) are:

- 1) Persons who live in public and assisted housing;
- 2) Persons who live in the metropolitan area (the City of Dubuque) or nonmetropolitan county where the HUD assisted project is located and have a household income that falls below 80% of the median income for the area;
- 3) Participants in HUD Youthbuild programs; and
- 4) Homeless persons.

Priority for training and hiring Section 3 residents follows the same order as listed in the definition of Residents above.

How can businesses find Section 3 residents to employ?

- Post or distribute flyers in Public Housing
- Contact Community Development Corporations and/or non-profits
- Contact employment agencies
- Contact neighborhood associations
- Place ads in newspapers

Eligible Section 3 residents should complete the attached form as part of the hiring process.

Business Concerns

Section 3 “business concerns” are businesses that meet one or more of the following criteria (Business Concerns):

- 1) 51 percent or more owned by Section 3 residents; **or**
- 2) At least 30 percent of its permanent, full-time employees include persons who are currently Section 3 Residents, or within three years of the date of first employment with the Business Concern were Section 3 Residents; **or**
- 3) Provides evidence, as required, of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to Business Concerns that meet the qualifications in the above two paragraphs.

Numerical Goals

Recipients, Contractors and Subcontractors are required, to the greatest extent possible, to meet the following numerical goals under Section 3:

- 1) Recipients of Section 3 funding for public and Indian housing assistance and their Contractors and Subcontractors may commit to employ Section 3 Residents as 30% of the aggregate new hires in any fiscal year;
- 2) Recipients of Section 3 housing funding under other HUD programs and their Contractors and Subcontractors may commit to employ Section 3 Residents as 10% of the aggregate new hires each year for the duration of the project;
- 3) Recipients of Section 3 community development funding and their Contractors and Subcontractors may commit to employ Section 3 Residents as 30% of the aggregate new hires in any fiscal year.

Numerical goals also apply to contracts awarded in connection with Section 3 projects. Recipients, Contractors, and Subcontractors may commit to award Section 3 Business Concerns:

- 1) At least 10% of the total dollar amount of all Section 3 contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction; and
- 2) At least 3% of the total dollar amount of all other Section 3 contracts.

However, Section 3 rules and regulations do not prescribe specific methods of procurement or supersede applicable procurement requirements. Contracts are awarded on a competitive basis while, to the greatest extent feasible, encouraging preference for Section 3 Business Concerns within the competitive bidding process.

Recordkeeping

Recipients, Contractors and Subcontractors must retain and make available to HUD upon request all records, reports and other documents or items that demonstrate compliance or the attempt to comply with Section 3 requirements.

Section 3 Reports

Recipients, Contractors and Subcontractors must complete the attached Section 3 Report to document all new hires and to indicate whether Section 3 Residents were hired to fill any available positions. The definition of Section 3 Residents above is a guide for determining the status of all new employees. Entities that have direct agreements with the City of Dubuque— CDBG recipients - regarding a Section 3 Project, and other direct Recipients of HUD funding, are responsible for collecting Section 3 Reports from their contractors, subcontractors, consultants, etc. and ultimately submitting such reports to HUD.

Section 3 reports must be submitted annually by the direct Recipient of the HUD funds, along with the project's annual performance report, to HUD. If the project does not require an annual performance report, Section 3 reports should be submitted by January 10th of each year or within ten days of completion of the project. General Contractors and Subcontractors should complete and submit Section 3 reports to the assigned project manager as defined below and/or with the closeout report of project completion.

Compliance Reporting

If the numerical goals are not met, Contractors and Subcontractors must show why the goals were not feasible, what impediments were encountered, what other economic opportunities were provided or what actions were taken to encourage compliance.

Employment

Recipients, Contractors and Subcontractors are required, to the greatest extent feasible, to provide all types of employment opportunities to low- and very low- income persons, including permanent and long term jobs, and are also encouraged to have Section 3 Residents make up at least 30 percent of their permanent full time staff.

Filing a Complaint

Any Section 3 Resident or Section 3 Business Concern (or authorized representative) seeking employment, training or contracting opportunities generated by Section 3 covered assistance may file a complaint using form HUD 958. Complaints must be filed no later than 180 days from the date of the action or omission upon which the complaint is based.

Section 3 complaints can be filed by telephone, email or mail by contacting the following:

Section 3 Coordinator
DC Department of Housing & Community Development
1800 Martin Luther King Jr. Avenue
Washington, DC 20020
(202) 442-7200
Section3@dc.gov

Complaints may also be filed with the following:

Assistant Secretary
HUD Fair Housing and Equal Opportunity
451 7th Street, SW
Washington, DC 20410
(202) 708-3633

or

Office of Fair Housing Equal Opportunity (FHEO)
U.S. Department of Housing and Urban Development
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha NE 68102-4908

Note: Section 3 Plan effective upon adoption by the City Council of the City of Dubuque.

Oct 2011

SECTION 3 PLAN AND CERTIFICATIONS

INTRODUCTION The purpose of Section 3 of the Housing and Urban Development Act of 1968, as amended, is to "ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low and very low income persons, and to business concerns which provide economic opportunities to low and very low income persons." Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the City of Dubuque, Iowa (the Section 3 Project Area), and contracts for work in connection with the Project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the Section 3 Project Area. This is applicable for all **NEW** hires.

THRESHOLDS

Section 3 is triggered when Recipients of funding for Section 3 covered projects receive more than \$200,000 in assistance for the project.

Section 3 is triggered when the total HUD assistance for a project exceeds \$200,000, and a contract or subcontract with a Contractor or Subcontractor exceeds \$100,000. If a contract exceeds the \$100,000 threshold but none of the subcontracts exceed \$100,000 – the Contractor must report any **NEW** Section 3 hires for all hiring activities, including its hiring of all Subcontractors.

If the City of Dubuque receives Section 3 covered HUD assistance in excess of \$200,000 for a project, but no contract exceeds \$100,000, the Section 3 requirements apply only to the City.

In order to comply with Section 3 regulations, the Recipient, Contractor or Subcontractor, as applicable, must encourage participation of Section 3 Residents and Section 3 Business Concerns. As set forth in 24 CFR 135.30, Recipients, including the City, Contractors and Subcontractors must comply, to the greatest extent feasible, with the following numerical goals for contracting and employment :

1. **At least 10 percent (10%)** of the total dollar amount of all Section 3 covered contracts for building trades work arising in connection with housing rehabilitation, housing construction, and other public construction must be awarded to Section 3 Business Concerns;
2. **At least 3 percent (3%)** of the total dollar amount of all other Section 3 covered contracts (e.g. architect, appraisal, etc.) must be awarded to Section 3 Business Concerns;
3. **At least 30 percent (30%)** of the aggregate number of new hires in any fiscal year must be Section 3 Residents, for applicable Recipients, Contractors and Subcontractors receiving assistance for public and Indian housing and community development funds, and at least 10 percent (10%) of the aggregate number of new hires for each year over the duration of the project for other HUD housing programs.

If these numerical goals are not met, Recipients, Contractors and Subcontractors must demonstrate why the goals were not feasible, what impediments were encountered, what other economic opportunities were provided or what actions were taken to encourage compliance.

Section 3 residents must meet the following income limits established by HUD as of June 1, 2021. These income guidelines may be changed annually by HUD.

Family Size	1	2	3	4	5	6	7	8
Limit	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250

The City has a number of resources to find and place low and moderate income City residents for employment opportunities. The following is a listing of the names and addresses of agencies to assist contractors:

Iowa Works
680 Main Street 2nd Floor
Dubuque, Iowa 52001
Tel. 563-556-5800
Website: www.iowaworkforce.org

Housing & Community Development Staff
Family Self-Sufficiency Coordinators
City of Dubuque Housing and Community Development
350 West 6th Street Suite 312, Dubuque, Iowa 52001
Tel: 563-589-4230

SECTION 3 PLAN

Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the City of Dubuque, Iowa (the Section 3 Project Area), and contracts for work in connection with a project be awarded to Business Concerns which are located in, or owned in substantial part by persons residing in the City of Dubuque.

Contractors and Subcontractors, must attempt to use Section 3 Residents and Section 3 Business Concerns located within the City of Dubuque, as follows:

- A.** Attempt to recruit from within the City of Dubuque the necessary individuals to fill employment opportunities generated by Section 3 covered assistance through local advertising media, signs placed at the proposed site for the project, and/or community organizations and public or private institutions operating within or serving the project area;
- B.** Attempt to fill vacant training positions with the maximum number of lower income City residents;
- C.** Contact unions and trade associations to secure their cooperation for this program;
- D.** Notify potential Contractors and Subcontractors about Section 3 requirements, and incorporate the "Section 3 Clauses" in all contracts;
- E.** Cooperate in obtaining the compliance of Contractors and Subcontractors with the requirements of Section 3 and document the attempts to use Section 3 employees and businesses;
- F.** Have all Contractors and Subcontractors on the covered project submit the following reports:
 - 1) "Contractor/Subcontractor, Section 3 and MBE/WBE Participation Report" by April 1st and/or October 1st following contract award;
 - 2) "Section 3 Report" prior to July 1st of each year and at the completion of the project prior to final payment; and
 - 3) "Certification for Section 3 Businesses and Persons", if applicable;
- G.** Maintain any records, including copies of correspondence, income verification memoranda, etc., which document that all levels of the above steps have been taken; and
- I.** Notify Section 3 Residents and Section 3 Business Concerns about economic opportunities generated by Section 3 covered assistance and award Section 3 covered contracts, to the greatest extent feasible, to Section 3 business concerns in the following order of priority:
 - 1) Section 3 Business Concerns in the project service area;
 - 2) Low and very low income residents residing in "affected neighborhoods" adjacent or near where a project is located; and
 - 3) Section 3 Resident participants in the HUD Youth Build Program.

SECTION 3 CLAUSES

INCLUDE IN ALL CONTRACTS

The City will ensure that the following clauses are included in all Section 3 covered contracts. The Contractor and Subcontractors (where applicable) will be bound by its provisions.

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S. C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance of HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the Subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any Subcontractor where the Contractor has notice or knowledge that the Subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7 (b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

DEFINITIONS

Applicant – Any entity which makes an application for Section 3 covered assistance, and includes, but is not limited to, any State, unit of local government, public housing agency, Indian housing authority, Indian tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association.

Business Concern – a business entity formed in accordance with State law, and which is licensed under State, county or municipal law to engage in the type of business activity for which it was formed.

Section 3 Business Concern – a business concern:

- 1) That is 51 percent or more owned by Section 3 resident; or
- 2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
- 3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontractors to be awarded to business concerns that meet the qualifications set forth in paragraphs 1 or 2 above.

Contractor - any entity which contracts to perform work generated the expenditure of Section 3 covered assistance, or for work in connection with a Section 3 covered project.

Subcontractor – any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor's obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

Employment Opportunities Generated by Section 3 Covered Assistance – all employment opportunities generated by the expenditure of Section 3 covered public and Indian housing assistance (i.e., operating assistance, development assistance and modernization assistance, (as described in Section 135.3 (a)(1)). With respect to Section 3 covered housing and community development assistance, this term means all employment opportunities arising in connection with Section 3 covered projects (as described in Section 135.3(a)(2)), including management and administrative jobs. Management and administrative jobs include architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups; and jobs directly related to administrative support of these activities, e.g., construction manager, relocation specialist, payroll clerk, etc.

HUD Youthbuild Programs – programs that receive assistance under subtitle D of Title IV of the National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992 (42 U.S.C. 12899), and provide disadvantaged youth with opportunities for employment, education, leadership development, and training in the construction or rehabilitation of housing for homeless individuals and members of low- and very low- income families.

Low-income person – families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

Very low-income person – families (including single persons) whose income do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for

smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

Metropolitan Area – a metropolitan statistical area (MSA), as established by the Office of Management and Budget.

New Hires – full-time employees for permanent, temporary or seasonal employment opportunities.

Recipient – any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State unit of local government, PHA, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor, assignee or transferee of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 – Section 3 of the Housing and Urban Development Act of 1968, as amended 12 U.S.C. 1701u.

Section 3 Covered Assistance – public and Indian housing operating assistance and assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Covered Contracts – a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section 3 covered project. Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation (FAR), or contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

Section 3 Covered Project - the construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards), other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

Section 3 Resident – a public housing resident or an individual who resides in the metropolitan area or nonmetropolitan county in which the Section 3 covered assistance is expended and who is considered to be a low-to very low-income person.

F:\USERS\ATAUKE\CDBG\Sec 3\Sec.3 Plan Oct 2011 Final.docx

CERTIFICATION FOR SECTION 3 BUSINESS CONCERNS AND RESIDENTS

Complete and submit for each Section 3 Business Concern and/or Resident
used on the Section 3 Project

PROJECT: _____

NAME: _____

This is a (circle one): **RESIDENT** **BUSINESS CONCERN**

ADDRESS: _____ City: _____ State: _____ Zip Code: _____

If this is a **RESIDENT**:

Name of employing firm: _____

Resident living in: **The City of Dubuque, Iowa**

Average working hours each week: _____

Check all
that apply:

☐

For this person's Family Size, Approximate Annual Income is below the corresponding limit:

Family Size	1	2	3	4	5	6	7	8
Limit	44,150	50,450	56,570	63,050	68,100	73,150	78,200	83,250

☐

Participant in a local Youth Build program

☐

Participant in the following rental assistance program: _____

Sign: _____ Date: _____

By: _____
(also note relationship if not signed by Section 3 Resident)

If this is a **BUSINESS CONCERN**:

Check all
that apply:

☐

30% or more of full time (or equivalent) employees are qualified Section 3 Employees. Attached please find Section 3 Certifications for all qualified employees. Business employs the equivalent of approximately _____ full time employees.

☐

The company is 51% or more owned by qualified Section 3 residents. Attached please find evidence of ownership and Section 3 Certifications for all qualified owners.

☐

25% of subcontracts will be awarded to qualified Section 3 Business Concerns. Attached please find a contract summary sheet listing subcontractors and contract amounts and the Section 3 Certifications and supporting Documents for each qualified Section 3 Subcontractor. For this project, the total of all Section 3 and Non-Section 3 contracts for this business is \$_____.

Sign: _____ Date: _____

By: _____
(note relationship if not signed by Section 3 Business Concern principal)

CONTRACTOR/SUBCONTRACTOR, SECTION 3 AND MBE/WBE PARTICIPATION REPORT

PROJECT: _____ FIRM: _____ DATE: _____ (**DUE APRIL 1ST AND/OR OCTOBER 1ST**)

PLEASE LIST ALL CONTRACTORS/SUBCONTRACTORS/SECTION 3 CONTRACTORS AND MINORITY/WOMEN OWNED BUSINESSES (MBE/WBE)

Please submit by March 1st and/or September 1st. Update and resubmit this form when hiring or changing contractors

<i>DUE APRIL 1ST</i>	Period Covered: Check one and Enter Year(s)	<i>DUE OCTOBER 1ST</i>
☐ Period 1: October 1 _____ to March 31 _____	☐ Period 1: April 1 _____ to September 30 _____	

	MBE or WBE	Race/ Ethnicity	Section 3 Business Concern	Name of Firm	Trade	Total Contract Award
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						

A Section 3 Business Concern can be one of the following:

- 1) *30% or more of full time (or equivalent) employees are qualified Section 3 employees.
- 2) *The company is 51% or more owned by qualified Section 3 Residents. Or
- 3) *25% of subcontracts will be to qualified Section 3 Contractors.

I certify this information to be accurate and true to the best of my ability.

Signature: _____

(Print) Name & Title: _____

Section 3 Report *(Due July 1st and at Project Completion)*
Economic Opportunities for Low- and Very Low-Income Persons

For City Use Only: Recorded: _____ Date: _____ By: _____

1. Contractor (subcontractor) Name and Address:	2. Contract Number:	3. Dollar Amount of Award:
	4. Contract End Date:	5. Date Report Submitted:
	6. Contact Person:	7. Administering Agency: City of Dubuque, Iowa
8. PROGRAM: ☐ CDBG ☐ HOME ☐ Lead ☐ Healthy Home	9. Signature:	10. Phone:

*Trades listed are from the Davis-Bacon General Heavy/Highway Wage Determination. Use other trades as necessary. Certified Payroll Reports should indicate new hires and Section 3 employees.

Part I: Employment and Training

<i>A</i> Job Category	<i>B</i> Number of New Hires for this Project/ Activity	<i>C</i> Number of New Hires for this Project/ Activity who are Section3 Eligible	<i>D</i> Number of Section 3 Employees and Trainees (new and existing)
<u>Professionals</u>			
Technicians			
Office/Clerical			
Construction by Trade:*			
Carpenters			
Concrete Finishers			
Electricians			
Ironworkers			
Laborers			
Power Equipment Operators			
Truck Drivers			
Other:			

Part II: Contracts Awarded

- Construction Contracts:
 - Total dollar amounts of all contracts awarded on this project/activity: \$ _____
 - Total dollar amount of all contracts awarded to Section 3 businesses: \$ _____
 - Total Number of Section 3 business receiving contracts: _____
- Non-construction Contracts:
 - Total dollar amount of all non-construction contracts awarded on this project/activity: \$ _____
 - Total dollar amount of non-construction contracts awarded to Section 3 businesses: \$ _____
 - Total number of Section 3 businesses receiving non-construction contracts: _____

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☐ Attempted to recruit low-income persons through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or non-metropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program that promotes the training or employment of Section 3 persons.
- ☐ Participated in a HUD program or other program that promotes the award of contracts to business concerns that meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ **Other; describe (Required):** _____

Section 3 Report: Economic Opportunities for Low- and Very Low-Income Persons.

Instructions: This form is to be used to report annual accomplishments regarding employment and other economic opportunities provided to low- and very low-income persons under Section 3 of the Housing and Urban Development Act of 1968. The Section 3 regulations apply to any **public and Indian Housing programs** that receive: (1) development assistance pursuant to Section 5 of the U.S. Housing Act of 1937; (2) operating assistance pursuant to Section 9 of the U.S. Housing Act of 1937; or (3) modernization grants pursuant to Section 14 of the U.S. Housing Act of 1937 and to **recipients of housing and community development assistance in excess of \$200,000** expended for: (1) housing rehabilitation (including reduction and abatement of lead-based paint hazards); (2) housing construction; or (3) other public construction projects; and to **contracts and subcontracts in excess of \$100,000** awarded in connection with the Section-3-covered activity.

This form has three parts that are to be completed for all programs covered by Section 3. Part I relates to **employment and training**, Part II of the form relates to **contracting**, and Part III summarizes recipients' **efforts** to comply with Section 3.

Recipients or contractors subject to Section 3 requirements must maintain appropriate documentation to establish that HUD financial assistance for housing and community development programs were directed toward low- and very low-income persons.* A recipient of Section 3 covered assistance shall submit one copy of this report to the Iowa Department of Economic Development. The report must be received within 60 days of the contract end date.

1. Recipient: Enter the name and address of the recipient.
2. Contract Number: Enter the contract number.
3. Dollar Amount of Award: Enter the dollar amount, rounded to the nearest dollar, received by the recipient.
4. Contract End Date: Enter the contract end date. This will most likely be the person responsible for contract administration.
5. Date Report Submitted: Enter the appropriate date.
- 6 & 7. Contact Person/Administering Agency: Enter the name and administering agency/company of the person with knowledge of the award and the Recipient's implementation of Section 3.
8. Program: Check appropriate program for which the report is being submitted.
9. Signature: Signature of person completing the report.
10. Contact person's phone number.

Part I: Employment and Training Opportunities

Column A: Contains various job categories. Professionals are defined as people who have special knowledge of an occupation (i.e., supervisors, architects, surveyors, planners, and computer programmers). For construction positions, list each trade and provide data in columns B through D for each trade where persons were employed. For your convenience, a listing of trades from the Davis-Bacon Heavy/Highway General Decision (the wage rate most commonly used) has been provided. List other trades as necessary. The category of "Other" includes occupations such as service workers.

Column B: Enter the number of new hires for each category of workers identified in **Column A** in connection with this award. New Hire refers to a person who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column C: Enter the number of Section 3 new hires for each category of workers identified in **Column A** in connection with this award. Section 3 new hire refers to a person who qualifies under Section 3 income guidelines who is not on the contractor's or recipient's payroll for employment at the time of selection for the Section 3 covered award or at the time of receipt of Section 3 covered assistance.

Column D: Enter the number of all Section 3 persons that were employed and trained in connection with this award.

Part II: Contract Opportunities**1. Construction Contracts**

Item A: Enter the total dollar amount of all contracts awarded on the project/activity.

Item B: Enter the total dollar amount of contracts connected with this project/activity that were awarded to Section 3 businesses.

Item C: Enter the number of Section 3 businesses receiving awards.

2. Non-Construction Contracts

Item A: Enter the total dollar amount of all contracts awarded on the project/activity.

Item B: Enter the total dollar amount of contracts connected with this project/activity that were awarded to Section 3 businesses.

Item C: Enter the number of Section 3 businesses receiving awards.

Part III: Summary of Efforts - Self-explanatory***Definitions of terms:**

The terms "low-income persons" and "very low-income persons" have the same meanings given the terms in section 3(b)(2) of the United States Housing Act of 1937. **Low-income persons** mean families (including single persons) whose incomes do not exceed 80 per centum of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 per centum of the median for the area on the basis of the Secretary's findings such that variations are necessary because of prevailing levels

of construction costs or unusually high- or low-income families. **Very low-income persons** mean low-income families (including single persons) whose incomes do not exceed 50 per centum of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 per centum of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes.

**City of Dubuque
City Council**

CONSENT ITEMS # 9.

ITEM TITLE:	Dubuque Police Auxiliary Contract
SUMMARY:	City Manager recommending City Council approve a one-year contract with the Dubuque Police Auxiliary.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Memo to MVM Dubuque Police Auxiliary Contract 072925
3. Dubuque Police Auxiliary 071425
4. LFP-Agreement-for-Individual-Volunteer
5. Revised Quote - Dubuque Auxiliary
6. Police Auxiliary 1969 TH Article

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Dubuque Police Auxiliary Contract

DATE: July 29, 2025

Chief of Police Jeremy Jensen is recommending City Council approve a one-year contract with the Dubuque Police Auxiliary.

The Auxiliary is a force multiplier and take the extra work load off of already taxed Police Officers. The Auxiliary will be trained in the following:

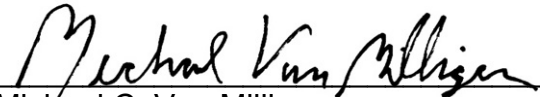
- Traffic Incident Management (Roadway safety)
- Traffic Control and Direction
- Safe use of City Vehicles
- Radio operation
- De-escalation.

The Auxiliary has been awarded 501(c)(3) status by the State of Iowa, essentially becoming a volunteer organization. They have worked with a private insurer to obtain a quote to provide supplemental insurance coverage for their members.

In their “new” role, and to limit the confusion with what they have the authority to do, they will not be acting as physical security. Instead, they will act as the eyes and ears, with direct contact to dispatch. The Dubuque Police Auxiliary will still be visible to the public, with their traditional gray uniform, but will now be recognized as a “Volunteer”.

To offset the cost of insurance, Chief Jensen is recommending entering into a one-year contract to provide volunteer services. The City of Dubuque will pay up to \$4,000 for insurance for the group. The contract can be renewed, each July 1, by mutual agreement.

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 Milligen, City Manager

FROM: Jeremy Jensen, Chief of Police

SUBJECT: Dubuque Police Auxiliary Contract

DATE: July 29, 2025

Introduction

This memo is to recommend entering into a one year contract with the Dubuque Police Auxiliary.

Background

The Dubuque Police Department Auxiliary begin serving Dubuque in 1965. The all-volunteer corp was created in response to flooding that happened in Dubuque in the early 1960's and the group was formed as a "civil defense" volunteer group. Please see the attached Telegraph Herald article from 1969.

Since then, the Auxiliary has provided tens of thousands of hours of service, doing working special events, directing traffic, assisting with road closures during weather events, protecting crime scenes, conducting ride-alongs, and providing neighbor watches.

Last year, safety concerns were raised because the Auxiliary, were being routinely asked to provide security at events throughout the City of Dubuque, essentially acting in the capacity of a police officer (uniformed with some tools). This becomes a safety risk as the members did not have the extensive training of a sworn officer, looked very similar to officers and had a public expectation to act like sworn officers. Additionally, the impression had been given to members that had been passed down among members for decades, that Auxiliary members were de jure City of Dubuque employees with the same insurance and liability coverage as all City employees.

Discussion

After several meetings, which included City of Dubuque Senior Counsel Barry Lindahl, it was determined the Auxiliary was in fact volunteers, requiring separate insurance and

the roles they were filling had some risk to them. During this it was also determined that for the Auxiliary to be effective in filling the role they were designed to do, their risk exposure needed to be assessed. The use of the Police Auxiliary was put on hold pending resolution to these concerns.

Since last year, the Auxiliary has been awarded 501(c)(3) status by the State of Iowa, essentially becoming a volunteer organization. They have worked with a private insurer to obtain a quote to provide supplemental insurance coverage for their members.

The Auxiliary is a force multiplier and take the extra work load off of already taxed Police Officers. The Auxiliary will be trained in the following:

- Traffic Incident Management (Roadway safety)
- Traffic Control and Direction
- Safe use of City Vehicles
- Radio operation
- De-escalation.

In their “new” role, and to limit the confusion with what they have the authority to do, they will not be acting as physical security. Instead, they will act as the eyes and ears, with direct contact to dispatch. The Dubuque Police Auxiliary will still be visible to the public, with their traditional gray uniform, but will now be recognized as a “Volunteer”.

To offset the cost of insurance, I am recommending entering into one year contract to provide volunteer services. The City of Dubuque will pay up to **\$4000** for insurance for the group. The contract can be renewed, each July 1, by mutual agreement.

A contract was developed by the City Legal Department and presented to the Dubuque Police Auxiliary who are amicable to the agreement.

Recommendation

I am requesting the City Manager to sign and the City Council to approve the one year contract with the Dubuque Police Auxiliary.

**AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
DUBUQUE POLICE AUXILIARY, INC.**

This Agreement, dated for reference purposes the ____14____ day of ____July_____, 2025, is made and entered into by and between the City of Dubuque, Iowa (City) and Dubuque Police Auxiliary, Inc. (Auxiliary).

WHEREAS, Auxiliary is an Iowa not-for-profit corporation; and

WHEREAS, members of Auxiliary are unpaid volunteers (Volunteers) who desire to provide assistance to the City of Dubuque Police Department at public events and major incidents; and

WHEREAS, City desires to formalize the relationship between the City and Auxiliary.

NOW, THEREFORE IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

SECTION 1. Auxiliary agrees to provide its Volunteers to the City of Dubuque Chief of Police for such services as the Chief of Police determines appropriate.

SECTION 2. Volunteers shall at all times during the performance of such services be acting only under the direction and supervision of the Chief of Police or the designees of the Chief of Police.

SECTION 3. No Volunteer shall provide any service unless such Volunteer attended all training required by the Chief of Police.

SECTION 4. Services provided by Volunteers shall be limited to the following: Departmental training assistance (primarily as role players); perimeter control/monitoring at crime/crash scenes, natural disasters, fires, gas leaks, and other similar incidents; low-risk traffic control at road closures/detours; assist at PD-sponsored community events; assistance with parades, assistance with tours of the law enforcement center; assistance with the monitoring of non-violent juveniles including non-combative offenders, runaways, and any other non-violent juveniles awaiting transport to detention facilities, DHS placement, or family reunification at the Dubuque Law Enforcement Center under the direction of the shift commander.

SECTION 5. No Volunteer shall engage in any of the following activities: Actively engage aggressive or otherwise potentially dangerous persons unless directed to do so by an officer during a life-threatening situation; participate in high-risk traffic/scene control; assist any agency/entity outside the Dubuque Police Department; carry firearms while

acting as an auxiliary officer; any other activity for which the volunteer is not properly trained and/or at higher risk of injury.

SECTION 6. All Volunteers shall execute the Agreement for Individual Police Auxiliary Volunteer Services, attached hereto.

SECTION 7. All Volunteers shall agree to the City of Dubuque Police Department Volunteer Program, attached hereto.

SECTION 8. Term. The Initial Term of this Agreement shall be from August 1, 2025 until midnight June 30, 2026. Thereafter this Agreement shall automatically renew annually from July 1 until midnight June 30 of each year unless either party delivers notice of nonrenewal to the other party not less than sixty (60) days prior to the end of the current term. Notwithstanding the foregoing, either party may terminate this Agreement with or without cause upon delivering thirty (30) days written notice to the other party.

SECTION 9. Insurance. City agrees to reimburse Auxiliary not to exceed Four Thousand Dollars (\$4,000.00) per year for Auxiliary's liability insurance premium upon receipt of a copy of a statement for such insurance from Auxiliary's insurer.

CITY OF DUBUQUE, IOWA

DUBUQUE POLICE AUXILIARY, INC.

By: _____
Michael C. Van Milligen, City Manager

By: _____
Its _____

**AGREEMENT FOR
INDIVIDUAL POLICE AUXILIARY VOLUNTEER SERVICES**

This Agreement is made by and between the City of Dubuque, Iowa, a political subdivision of the State of Iowa hereinafter referred to as the "City" and _____ hereinafter referred to as the "Volunteer."

PURPOSE: The purpose of this Agreement is to outline the responsibilities of the City in providing police auxiliary volunteer services, and to create an understanding between the City and the Volunteer.

This Agreement shall apply to persons voluntarily performing non-compensated police auxiliary services for the City.

AGREEMENT FOR NON-COMPENSATED SERVICES: The Volunteer agrees to abide by all relevant City policies and procedures and to perform the volunteer services in a safe, responsible manner in accordance with the descriptions of service.

It is further understood that this Agreement shall not in any way constitute nor create an employer/employee relationship between the City and the Volunteer. The City shall not be responsible for, nor liable for, nor shall the applicant be eligible to receive, any compensation or benefits as a result of this Agreement.

In consideration of the City giving me permission to perform these volunteer services, I understand that:

(Please initial the following)

_____ I am not to appear for volunteer service under the influence of any illegal drugs or alcohol. The Volunteer agrees to inform the supervisor at the beginning of the shift if taking any over-the-counter or prescription medications which may impair the ability to perform volunteer duties.

_____ I am not to have child(ren) with me, during my volunteer activities.

_____ I will abide by all City policies regarding personal conduct while performing volunteer services.

_____ I agree not to go beyond the scope of volunteer work agreed to without authorization.

_____ I am to be trained on any activity that I am unfamiliar with, learn the corresponding policies, and it is my responsibility to understand them completely or ask questions until I feel confident to perform them.

_____ Depending on the scope of volunteer work, the following policies may apply:

_____ I understand that I am to report any on-the-job injury or illness, no matter how minor, to the Chief of Police.



CHUBB®

Special Risk Proposal

Created for:

DUBUQUE AUXILIARY POLICE DEPARTMENT

Presented By:

KING RISK PARTNERS LLC - CISA

Accident & Health

About Chubb A&H

Chubb's History

Chubb is the world's largest publicly traded property and casualty insurer. With operations in 54 countries, Chubb provides commercial and personal property and casualty insurance, personal accident and supplemental health insurance, reinsurance and life insurance to a diverse group of clients.

The company is distinguished by its extensive product and service offerings, broad distribution capabilities, exceptional financial strength, underwriting excellence, superior claims handling expertise and local operations globally.

We are a leader in the insurance industry not only on the basis of our size but our longevity. We consistently strive to build lasting relationships with our customers and 8,500 independent agents and brokers, and we aim to be the best at what we do by delivering unparalleled service and innovative, scalable and specialized products backed by financial strength and third-party endorsements.

Chubb for Accident & Health

When you choose Chubb you're relying on one of the strongest carriers in the market: a specialty Accident & Health carrier with the experience, and financial strength to offer rich options, broad coverages and higher limits at affordable rates.

For more than 50 years, Chubb has offered accident and health solutions to a wide range of markets including large and small businesses, professional practices, schools and colleges, financial institutions, membership associations, civic, church and nonprofit organizations. Chubb Accident & Health has consistently demonstrated an exceptional ability for creative collaboration with policyholders, through our flexible and innovative approach to products and services.

Wherever your business is focused, Chubb A&H offers you opportunities to sell flexible and competitive products to your current customers, backed by the Chubb Advantage - financial strength, reliability, high standard of service and swift, fair claims practices.

Proposal Terms & Conditions

This proposal provides a brief description of the important features of the policy. Please reference the Specimen Contract for complete policy details.

Name of Policyholder: DUBUQUE AUXILIARY POLICE DEPARTMENT
Address: 770 IOWA ST.
City: DUBUQUE **State:** IA **Zip Code:** 52001
Quote Date of Issuance: May 22, 2025

This proposal is valid for 90 days from the quote date of issuance. This insurance policy is only for the listed Policy Type(s) and is based upon the information submitted and rates in effect on this date. If any of the information submitted for this quotation is altered, we reserve the right to change this quotation accordingly. Actual coverage afforded is subject to the terms and conditions of the policy as issued.

This proposal does not apply to the extent that trade or economic sanctions or other laws or regulations prohibit us from offering or providing insurance. To the extent any such prohibitions apply, this proposal is void from the beginning.

Annual Premium \$3,325

Eligibility

Class
1 All Auxiliary or Reserve Volunteer Police Officers of the Policyholder.

Principal Sum

Class
1 \$100,000

Hazard/When Coverage Applies

Class
1 Volunteer Duties

Aggregate Limit of Insurance

A maximum limit of insurance of \$500,000 applies per Accident.

Accidental Death and Dismemberment

Accidental:	Benefit Amounts (Percentage of Principal Sum)
Loss of Life	100%
Loss of Speech and Loss of Hearing	100%
Loss of Speech and one of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Loss of Hearing and one of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Loss of Hands (Both), Loss of Feet (Both), Loss of Sight or a combination of any two of Loss of Hand, Loss of Foot or Loss of Sight of One Eye	100%
Loss of Hand, Loss of Foot or Loss of Sight of One Eye (Any one of each)	50%
Loss of Speech or Loss of Hearing	50%
Loss of Thumb and Index Finger of the same Hand	25%

Additional Benefits

Excess Accident Medical Expense:

Maximum Benefit Amount: \$100,000

Deductible: \$0

Coinsurance Percentage: 100%

Sub limits may apply, please refer to specimen policy.

Coma:

1% of Principal Sum per month

Maximum Benefit Amount: 100% of Principal Sum

Evacuation and Repatriation:

Maximum Benefit Amount: \$50,000

Family Travel Expense

Daily Benefit Amount: \$100

Maximum Number of Days: 5

Coverage is included for Medical Evacuation and Repatriation

Home Alteration or Vehicle Modification:

Benefit Amount for Home Alteration: \$12,500

Benefit Amount for Vehicle Modification: \$12,500

Maximum Benefit Amount: \$25,000

Psychological Therapy:

Benefit Amount: \$10,000

Rehabilitation Expense:

Benefit Amount: \$10,000

Temporary Total Disability:

Weekly Amount: \$300

Maximum Benefit Period: 52 week(s)

Elimination Period: 30 day(s)

Exclusions

There are certain situations not covered in this policy. These policy exclusions include:

Owned Aircraft, Leased Aircraft or Operated Aircraft
Aircraft Pilot or Crew
Disease or Illness*
Illegal Acts
Intoxication
Narcotic
Rocket Propelled or Rocket Launched Conveyance
Service in the Armed Forces
Specialized Aviation
Suicide or Intentional Injury
War

*Does not apply to Evacuation and Repatriation.

Extensions of Insurance

Disappearance

If an insured person has not been found within one (1) year of the disappearance, stranding, sinking or wrecking of any conveyance in which an insured was an occupant at the time of the accident, then it will be assumed, subject to all other terms and conditions of the policy, that an insured has suffered a loss of life under the policy.

Exposure

If as the result of an accident causes an insured to be unavoidably exposed to the elements and as a result of the exposure there is a loss, then such loss will be covered under the policy.

Ease of Administration

As a way to make doing business with Chubb effortless, we provide the following features:

- Direct Bill - an option for your agency and Chubb policyholders. Benefits include:
 - Potential decrease in workload and expenses with Chubb handling the collection of premium collection
 - Multiple policies can be combined into a single direct bill account
 - Payment plan options are available
 - Knowledgeable Service Center Representatives available from 8AM to 6PM Eastern Standard Time
 - Direct bill is not mandatory
- Paperless Policies - can be sent online to produce policies quickly
- Efficient Administration - staffed by experienced underwriters and claim specialists
- Flexibility - over 30 benefits available

Letter of Intent

It is our intention to accept the proposal of the Special Risk Insurance Policy offered by Federal Insurance Company, a member insurer of the Chubb Group of Insurance Companies.

Signature: _____

Title: _____

Company: _____

Date: _____

Effective Date of Coverage: _____

Premium Option Selected: _____

Chubb. Insured.SM

Chubb is the marketing name used to refer to subsidiaries of Chubb Limited providing insurance and related services. For a list of these subsidiaries, please visit our website at www.chubb.com. Insurance provided by U.S. based Chubb underwriting companies. All products may not be available in all states. Coverage is subject to the language of the policies as actually issued. Chubb, Box 1650, Whitehouse Station, NJ 08889

READY FOR ACTION: Reflected in a car mirror are, from left, Dubuque Civil Defense Police Captain Frank Blaser, the unit's adviser, Police Department Captain John Fangman, and Les Kotz, assistant chief of the auxiliary

By JOHN WHITE

T-H Staff Writer. Sunday June 1, 1969

During the 1969 flood. Three things came to the surface, the well-planned dike system, the flooding of City Engineer John White's basement—and the Dubuque Civil Defense Auxiliary Police unit.

This group of 43 men wearing yellow helmets passed sightseers through Dubuque about as rapid as the river currents carried the water. The general public's knowledge is scanty but to local city officials—from the City Council through the Police Department, the organization has been invaluable in aiding general police work.

The auxiliary was formed in 1965 with six men under the direction of Ben O'Leary, Dubuque's Civil Defense director. At that time, the men were schooled in radiology and first aid—16 hours of training in each course.

Marty Schuster, 2509 Lincoln Ave. one of the group's organizers, said recently that it took "another year before our unit became associated with the city. We told the city leaders of our training, our membership, then up to 15, and of our two-way radio contact between cars and a monitor.

"We were told that we must first draw up some bylaws. Have a police supervisor and carry no arms," he said.

Since becoming an auxiliary police unit, the men have served as "eyes" for police. Directed traffic at fires, floods, and other disturbances and helped in many other ways. Police Captain John Fangman was appointed the group's adviser and guides the men in the study of tactics, methods and procedures. The bylaws said that each member must;

- Be a United States citizen between the ages of 21 and 65, in reasonably good health. Of sound mind, not addicted to drugs or alcohol, have not been convicted or under indictment for crimes punishable by imprisonment, nor members of any subversive group listed by the U.S. Justice Department.

- Be accepted by majority vote of the members and subject to approval by the police department. Basic training courses must be completed by each member

- Aid any government entity during an emergency, or when requested by competent authority. Work is on a voluntary basis, without fee, as a matter of civic duty. This aid consists primarily of emergency traffic control and observance. Members may participate in any activity, if requested.

- Keep their personal appearance and dress neat.

- Perform their duties to the best of their ability until relieved by competent authority.

- Conduct themselves in a manner which will not discredit themselves, their organization or the officials in charge.

- Keep all duties confidential.

The group has a board of five directors elected by the members to serve an indefinite term. Frank Blaser, 1023 Garfield Ave., is chief and chairman of the board. Other board members are Schuster, Robert Uooch, 1759 Richie Dr., Gerald Robertson, 1015 N. Booth St. and Gerald Schlarman, 2537 Stafford St.

A typical night's action would go thus; A select number of members are alerted. They are briefed at police headquarters by Fangman as to what to do, whom to look for, and given other information. Two members ride each radio-equipped car on "beats" with radio contact with the monitor who has direct contact with police.

Blaser said, "we are just eyes and ears for police. In no way are we to become involved in police work other than this, unless of course, we are asked to do so."

This unit has cost the city nothing in wages, officials report. However, members are covered with life insurance policies while performing their duties for the city. Mayor Walter Pregler, who is credited with "breaking the ice with the City" for the group, held the group in high esteem when discussing their involvement with the city.

"I remember one evening during a fire on the hill, a group of these men were called in to direct traffic. While they talk over the traffic duty, the squad car left the scene and caught two men breaking into a downtown business."

Pregler said his biggest problem was convincing the council and the Police Department. That the men wouldn't be interfering with the operations of the police department. They wouldn't be dipping into police overtime pay, and that they were only supplementing the force and that extra police officers were not needed.

"This group's advantage is to the community in that there are more 'good' cars on the street and it hasn't cost us anything yet," Pregler said.

City Manager Gilbert Chavenelle said, "We are still not using these men to their full potential".

"It's a two-way street, we have our connections with the police and the community". "This group was ready to go. All we had to do was take advantage of the situation," Chavenelle said. "The only thing about this is that they are doing this willingly without any cost whatsoever to the tax paying citizen. I'm not so sure that as a citizen I would go and do this sort of thing."

It's spring and the flood waters have receded in both the river and John White's home. And the Dubuque Citizens know the men in the yellow helmets are on their side.

**City of Dubuque
City Council**

CONSENT ITEMS # 10.

ITEM TITLE: Grant of Public Utility Easement from McGuire Property Acceptance

SUMMARY: City Manager recommending acceptance of a Grant of Easement for Public Utilities over Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015, Property at 1195 Arrowhead Drive, in Dubuque, Iowa
RESOLUTION Accepting a Grant of Easement for Public Utilities Through, Over and Across Part of Lot 2-2-1-2-2-1 Of Faldorf's Place, in the City of Dubuque, Iowa

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. 1 cc memo mcguire public utility easement
3. 2 resolution accepting mcguire public utility easement
4. 3 mcguire grant of easment signed

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

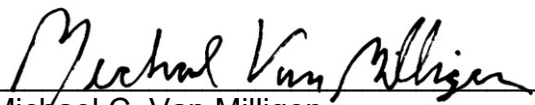
SUBJECT: Acceptance of a Grant of Easement for Public Utilities over Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 Property at 1195 Arrowhead Drive, in Dubuque, Iowa

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council adopt a resolution accepting the Grant of Easement for Public Utilities from Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 (The McGuires) across part of Lot 2-2-1-2-2-1 of Faldorf's Place, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document to facilitate the future maintenance or repair of the relocated public utility lines.

The McGuires are planning a building addition to their home at 1195 Arrowhead Drive. Currently there are existing public utilities, including Alliant, Mediacom, Lumen, and ImOn, in the area of the proposed building addition. In order to accommodate the proposed addition, the utility companies have agreed to relocate their lines around the southerly end of the proposed building. This relocation requires the McGuire's to grant a new public utility easement over the new utility line alignment.

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

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 29, 2025

RE: Acceptance of a Grant of Easement for Public Utilities over Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 Property at 1195 Arrowhead Drive, in Dubuque, Iowa

INTRODUCTION

The purpose of this memorandum is to seek approval and acceptance of a Grant of Easement for Public Utilities across Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 (the McGuires) property being part of Lot 2-2-1-2-2-1 of Faldorf's Place, in the City of Dubuque, Iowa, common address 1195 Arrowhead Drive, in Dubuque, Iowa.

BACKGROUND

The McGuires are planning a building addition to their home at 1195 Arrowhead Drive. Currently there are existing public utilities, including Alliant, Mediacom, Lumen, and ImOn, in the area of the proposed building addition. In order to accommodate the proposed addition, the utility companies have agreed to relocate their lines around the southerly end of the proposed building. This relocation requires the McGuire's to grant a new public utility easement over the new utility line alignment.

DISCUSSION

In order to allow for future maintenance or repair of the relocated public utility lines, a formal easement is being sought by the City. The utility easement will also allow for other future utility extensions to serve area properties. Buesing and Associates has prepared the attached easement exhibit and the McGuire's have executed the attached Grant of Utility Easement document.

The McGuire's have requested the vacation of the former public utility easement which will be addressed in future City Council meetings.

RECOMMENDATION

I recommend accepting the Grant of Easement for Public Utilities from Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May

McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 across part of Lot 2-2-1-2-2-1 of Faldorf's Place, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document to facilitate the future maintenance or repair of the relocated public utility lines.

ACTION TO BE TAKEN

I respectfully request acceptance of the Grant of Easement for Public Utilities from Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 through the adoption of the enclosed resolution.

Prepared by Nate Kieffer, PE/PLS

cc: Rob McDonald, ROW Technician

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Adrienne N. Breifelder, City Clerk, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4121

RESOLUTION NO. -25

ACCEPTING A GRANT OF EASEMENT FOR PUBLIC UTILITIES THROUGH, OVER AND ACROSS PART OF LOT 2-2-1-2-2-1 OF FALDORF'S PLACE, IN THE CITY OF DUBUQUE, IOWA

Whereas, Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015 have executed a Grant of Easement for Public Utilities through, over and across part of Lot 2-2-1-2-2-1 of Faldorf's Place, in the City of Dubuque, Iowa.

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

Section 1. The City Council of the City of Dubuque, Iowa, hereby approves of, accepts and consents to the Grant of Easement for Public Utilities through, over, and across part of Lot 2-2-1-2-2-1 of Faldorf's Place, in the City of Dubuque, Iowa, as shown on the Grant of Easement for Public Utilities from Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Public Utilities with the Dubuque County Recorder.

Passed, approved and adopted this _____ day of _____, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breifelder, City Clerk

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

GRANT OF EASEMENT FOR PUBLIC UTILITIES

For and in consideration of Ten and 00/100's Dollars (\$10.00) and other good and valuable consideration, Scott T. McGuire, as Trustee of the Scott T. McGuire Trust Agreement dated October 21, 2015; and Emily May McGuire, as Trustee of the Emily May McGuire Trust Agreement dated October 21, 2015, ("Grantors") do hereby grant to the City of Dubuque ("Grantee"), a municipal corporation, its agents and contractors, from the date hereof, a right of way and easement through, under and across the following described real estate situated in Dubuque County, Iowa, to wit:

Part of LOT 2-2-1-2-2-1 OF FALDORF'S PLACE, IN THE CITY OF DUBUQUE, IOWA as shown on Exhibit A attached hereto and by reference made a part hereof.

Said easement shall be as shown on the attached Exhibit A. Said Permanent Public Utility Easement shall be for the purpose of constructing and maintaining public utilities, including water, gas, sewerage, drainage, electricity, telecommunications, and other utilities as may be authorized by the City of Dubuque, Iowa, and other appurtenances, along with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove said improvements. Said Permanent Public Utility Easement shall also include the right to cut, trim or remove trees, bushes and roots as may be required incident to rights given herein.

It is understood and agreed that the Grantee herein shall restore the disturbed area due to the construction, maintenance or repair of said public utilities and other appurtenances.

Grantors shall not erect any structure over or within the Permanent Easement area without obtaining the prior written approval of the City Engineer. Grantors shall not change the grade, elevation, and contour or perform any construction or

excavation that will diminish the lateral support or integrity of said improvements without obtaining the prior written consent of the City Engineer.

To have and to hold unto the said City of Dubuque, Iowa, forever, and the undersigned do hereby expressly covenant that they are the owners in fee of said real estate and have good right to execute this agreement, and that the Grantee, its agents or contractors, shall at all times have free access to and egress from and over said real estate to maintain or repair said public utilities thereon or therein.

Dated at Dubuque, Iowa this 17 day of July, 2025.

**SCOTT T. MCGUIRE TRUST
AGREEMENT DATED
OCTOBER 21, 2015**

By: [Signature], Trustee
Scott T. McGuire, Trustee

**EMILY MAY MCGUIRE TRUST
AGREEMENT DATED
OCTOBER 21, 2015**

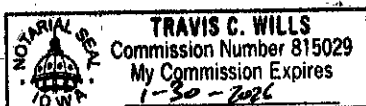
By: [Signature], Trustee
Emily May McGuire, Trustee

NOTARY PUBLIC

STATE OF IOWA,

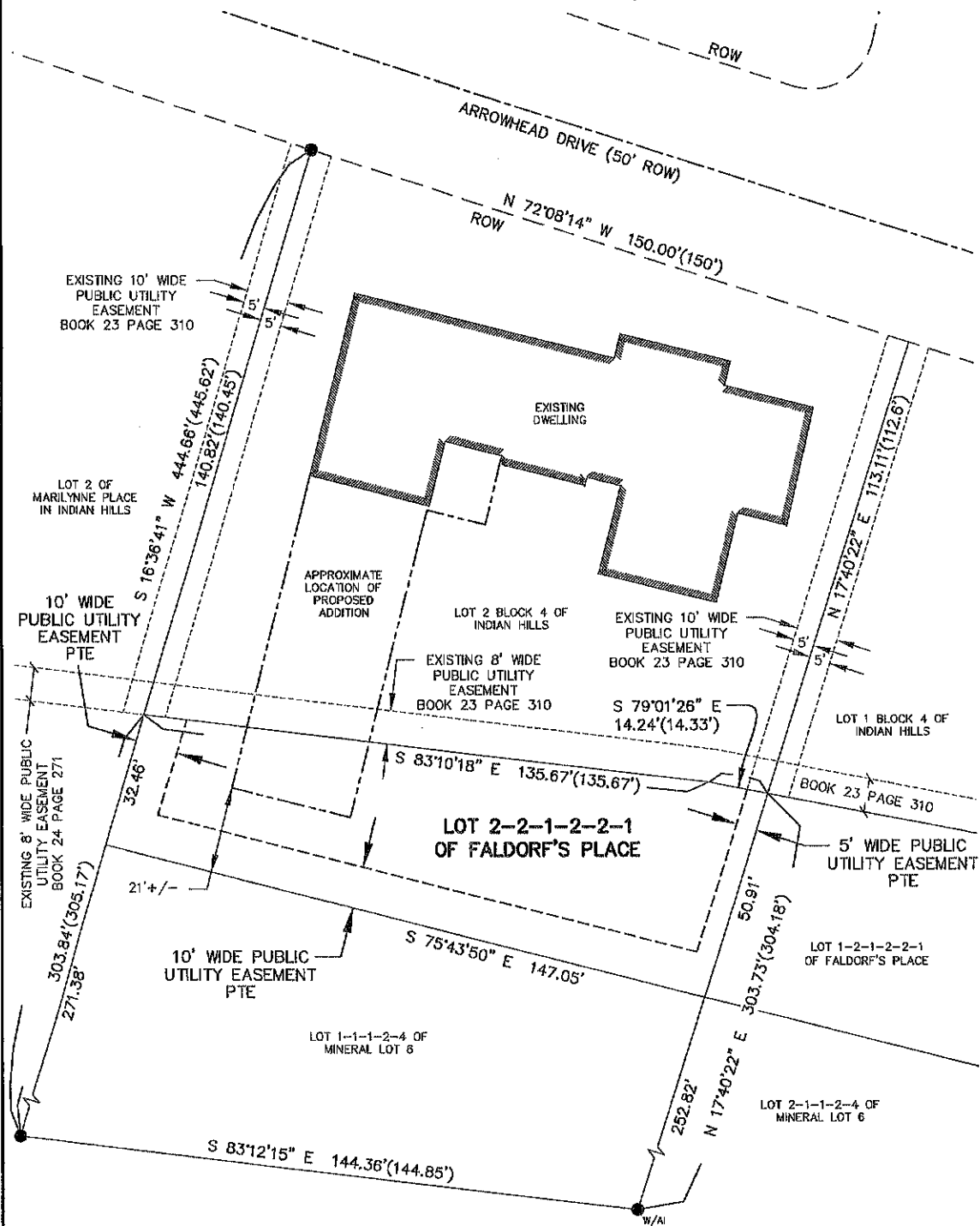
COUNTY OF DUBUQUE, SS:

On this 17th day of July, A.D., 2025 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Scott T. McGuire and Emily May McGuire, to me known to be the identical person(s) named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.



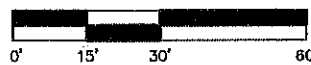
[Signature]
Notary Public In and For Said State

EXHIBIT "A" **PUBLIC UTILITY EASEMENT ACROSS** **LOT 2-2-1-2-2-1 OF FALDORF'S PLACE,** **IN THE CITY OF DUBUQUE, IOWA**



LEGEND

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- RIGHT OF WAY (ROW) LINE
- CENTERLINE
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITION
- EXISTING EASEMENT LINE
- EASEMENT LINE
- (PTE) PER THIS EXHIBIT RECORD DIMENSION WITH ANGLE IRON
- (W/AI)



SCALE: 1" = 30'

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
3. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.
4. OWNER & PROPRIETOR OF LOT 2-2-1-2-2-1 OF FALDORF'S PLACE
 SCOTT T. MCQUIRE, AS TRUSTEE OF THE SCOTT T. MCQUIRE TRUST AGREEMENT DATED OCTOBER 21, 2015 AND
 EMILY MAY MCQUIRE, AS TRUSTEE OF THE EMILY MAY MCQUIRE TRUST AGREEMENT DATED OCTOBER 21, 2015,
 AS TENANTS IN COMMON.

BUESING
 ASSOCIATES INC.
 ENGINEERS AND SURVEYORS
 1212 LOCUST ST. DUBUQUE, IA
 (563) 555-4369

DRAWN BY: JCH CHECKED BY: TLK
 SURVEY DATE: 6/3/2025 PLOT DATE: 7/1/2025
 DWG. NO. 25155-01 SCALE: 1" = 30'

SHEET 1 OF 1

**City of Dubuque
City Council**

CONSENT ITEMS # 11.

ITEM TITLE: Broadway Sanitary Sewer Improvements Project Acceptance

SUMMARY: City Manager recommending City Council accept the improvements and authorize the payment of the final contract to Tschiggfrie Excavating for the Broadway Sanitary Improvements Project
RESOLUTION Accepting the Broadway Sanitary Improvements Project and Authorizing Final Payment to the Contractor

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. BroadwaySan-Council Accept Memo
3. 2 Acceptance Resolution Broadway Sanitary Improvements Project
4. 3 Engineer's Certificate of Completion

TO: The Honorable Mayor and City Council Members

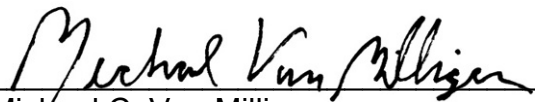
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Broadway Sanitary Sewer Improvements Project
Acceptance of Public Improvement
Project No. 5581500046

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council accept the improvements and authorize the payment of the final contract amount of \$214,911.34 to Tschiggfrie Excavating for the Broadway Sanitary Improvements 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
Max O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Broadway Sanitary Sewer Improvements Project
Acceptance of Public Improvement
Project No. 5581500046

DATE: July 28, 2025

INTRODUCTION

The enclosed resolution provides for the acceptance of the construction contract for the Broadway Sanitary Improvements Project.

BACKGROUND

This project provided for the installation of approximately 300 feet of 8-inch diameter sewer along Broadway Street, from Putnam Street to W. 28th Street. On multiple occasions, the existing sewer system has surcharged so that wastewater has back flowed into basements. The sewer is proposed to be redirected so that flows are conveyed with a greater capacity to mitigate the recurring backups. During design, staff identified several deficiencies with the roadway, sidewalk, curb and gutter, which will also be addressed within the project limits.

DISCUSSION

Broadway Sanitary Improvements Project was completed by Tschiggfrie Excavating in the final contract amount of \$214,911.34. A 19.41% decrease to the original contract amount of \$266,668.30 which was due to reduction to quantities of materials under the contract unit prices needed to complete the project through coordination of work with Engineering and Public Works staff.

RECOMMENDATION

I recommend that the City Council accept the improvements and authorize the payment of the final contract amount of \$214,911.34 to Tschiggfrie Excavating for the Broadway Sanitary Improvements Project.

BUDGET IMPACT

The summary of project costs for the Broadway Sanitary Improvements Project is as follows:

Description	Cost Estimate	Award	Final
Construction	\$ 318,706.00	\$ 266,668.30	\$ 214,911.34
Contingency	\$ 35,057.66	\$ 35,057.66	\$ 0.00
Engineering	\$ 32,236.70	\$ 32,236.70	\$ 32,236.70
Total Project Cost	\$ 386,000.36	\$ 333,962.66	\$ 247,148.04

The project funding (for construction costs) is summarized below:

Broadway Sanitary Sewer Improvements Project Final Construction Funding Costs		
5581500046	Broadway Sanitary Sewer Improvements	\$ 80,336.86
5581500017	General Sanitary Sewer Repairs *	\$ 65,740.55
5521000012	General Street Construction Repairs	\$ 29,091.47
5521000002	General Sidewalks Curb/Catch Basin Replacements	\$ 39,742.45
Total Project Funding		\$ 214,911.34

**Note: Value includes project contingency.*

REQUESTED ACTION

The City Council is requested to adopt the attached resolution accepting the public improvements and to authorize the payment of the final contract amount of \$214,911.34 to Tschiggfrie Excavating, for the Broadway Sanitary Improvements Project.

Prepared by Max O'Brien

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

RESOLUTION NO. -25

**ACCEPTING THE BROADWAY SANITARY IMPROVEMENTS PROJECT AND
AUTHORIZING FINAL PAYMENT TO THE CONTRACTOR**

WHEREAS, the Public Improvement Contract for the Broadway Sanitary Improvements Project (the Project) has been completed by the contractor, Tschiggfrie Excavating (Contractor), and the City Engineer has examined the work and recommends that the Project be accepted; and

WHEREAS, the final contract amount for the Project is \$214,911.34;

WHEREAS, the Contractor has previously been paid \$205,578.70, leaving a balance of \$9,332.64; 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 Director of Finance and Budget is hereby directed to pay the balance of the retainage of \$9,332.64 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa chapter 26.13.

Passed, approved and adopted this 4th day of August 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breittfelder, CMC City Clerk

**CITY ENGINEER'S CERTIFICATE OF FINAL COMPLETION OF THE BROADWAY
SANITARY IMPROVEMENTS PROJECT**

The undersigned City Engineer of the City of Dubuque, Iowa, hereby certifies that he has inspected the Broadway Sanitary Improvements Project and work has been performed in compliance with the terms of the Public Improvement Contract, and that the total cost of the completed work is \$247,148.04.

Dated this 28th day of July 2025.

A handwritten signature in blue ink, appearing to read "Gus Psihoyos", written over a horizontal line.

Gus Psihoyos, City Engineer

Filed in the office of the City Clerk on the 4th day of August 2025.

A handwritten signature in blue ink, appearing to read "Adrienne N. Breitfelder", written over a horizontal line.

Adrienne N. Breitfelder, CMC City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 12.

ITEM TITLE:	2025 Maintenance Dredging Project - Award Public Improvement Contract
SUMMARY:	City Manager recommending City Council award the Public Improvement Construction Contract for the 2025 Maintenance Dredging Project to Newt Marine Service in the base bid amount of \$211,455.50 and concurrence in selecting both Alternate No. 1 and Alternate No. 2 in the amount of \$26,930.00 for a total contract award of \$238,385.50, through adoption of the attached resolution, subject to the concurrence of the Iowa Department of Natural Resources (DNR) and United States Fish and Wildlife Service (USFWS). RESOLUTION Awarding Public Improvement Construction Contract for the 2025 Maintenance Dredging Project
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. 2025 Maintenance Dredging Project - Council Staff Award MEMO 3. 2025 Maintenance Dredging Project - Council Award RESOLUTION 4. 2025 Maintenance Dredging Project - Bid Tabulation

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2025 Maintenance Dredging Project
Award Public Improvement Contract
Project Number: 5546000001-304-67990 - Harbor Area Dredging

DATE: July 29, 2025

Assistant City Engineer Robert Schiesl is recommending City Council award the Public Improvement Construction Contract for the 2025 Maintenance Dredging Project to Newt Marine Service in the base bid amount of \$211,455.50 and concurrence in selecting both Alternate No. 1 and Alternate No. 2 in the amount of \$26,930.00 for a total contract award of \$238,385.50, through adoption of the attached resolution, subject to the concurrence of the Iowa DNR and USFWS.

On September 5th, 2023, the City Council authorized, and staff submitted a Boating Infrastructure Grant (BIG Tier 1) application to the US Fish and Wildlife Service and Iowa Department of Natural Resources for dredging the marina to provide transient boaters, and boaters who operate vessels 26 feet or larger, access to docking and safe harbor facilities, including fueling, pump-out, bathroom and shower facilities, access to clean water, electricity, and other utilities.

In July 2024, the City received the Notice of Award from the US Fish and Wildlife Service and Iowa Department of Natural Resources for the Boating Infrastructure Tier 1 Grant, and the City Council authorized the execution of the grant agreement.

On July 7th, 2025, the City Council authorized the execution of a funding agreement between the City and Dubuque Marina, Inc. for the partnership agreement for Dubuque Marina to provide the required local match funding (\$100,000) for the grant to perform maintenance dredging at Dubuque Marina

The dredging project will provide adequate depth and an improved open waterway for safely navigating transient vessels. By dredging and creating the open waterway from the Peosta Channel to the marina transient docks, this will create improved water flow and water circulation which will reduce the potential for future sediment siltation within the proposed dredge location. The proposed dredged open waterway will be more sustainable long-term and will maximize the return on the investment of federal grant funding with a long-term solution in providing safe harbor access for daily and overnight transient boaters.

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
Jenny Larson, Chief Financial Officer
Nathan Steffen, Civil Engineer

TO: Michael C. Van Milligen, City Manager
Gus Psihoyos, City Engineer

FROM: Robert Schiesl, Assistant City Engineer

DATE: July 30, 2025

RE: 2025 Maintenance Dredging Project
Award Public Improvement Contract
Project Number: 5546000001-304-67990 - Harbor Area Dredging

INTRODUCTION

The purpose of this memorandum is to provide the City Council with information related to the recommendation for awarding the Public Improvement Construction Contract for the 2025 Maintenance Dredging Project.

BACKGROUND

The Sportfishing and Boating Safety Act - BIG Tier 1 grant funding supports boating as a popular recreational activity; there are approximately 11.8 million registered recreational boats in the United States. Of this total, an estimated 584,000 are at least 26 feet long. The Sportfishing and Boating Safety Act of 1998 (Public Law 105-178) established the Boating Infrastructure Grants (BIG) Program (16 U.S.C. 777g-1) to provide funding to the 50 States, for the construction, renovation, and maintenance of boating infrastructure facilities for transient recreational vessels at least 26 feet long that are operated, leased, rented, or chartered primarily for pleasure.

On September 5th, 2023, the City Council authorized, and staff submitted a Boating Infrastructure Grant (BIG Tier 1) application to the US Fish and Wildlife Service and Iowa Department of Natural Resources for dredging the marina to provide transient boaters, and boaters who operate vessels 26 feet or larger, access to docking and safe harbor facilities, including fueling, pump-out, bathroom and shower facilities, access to clean water, electricity, and other utilities.

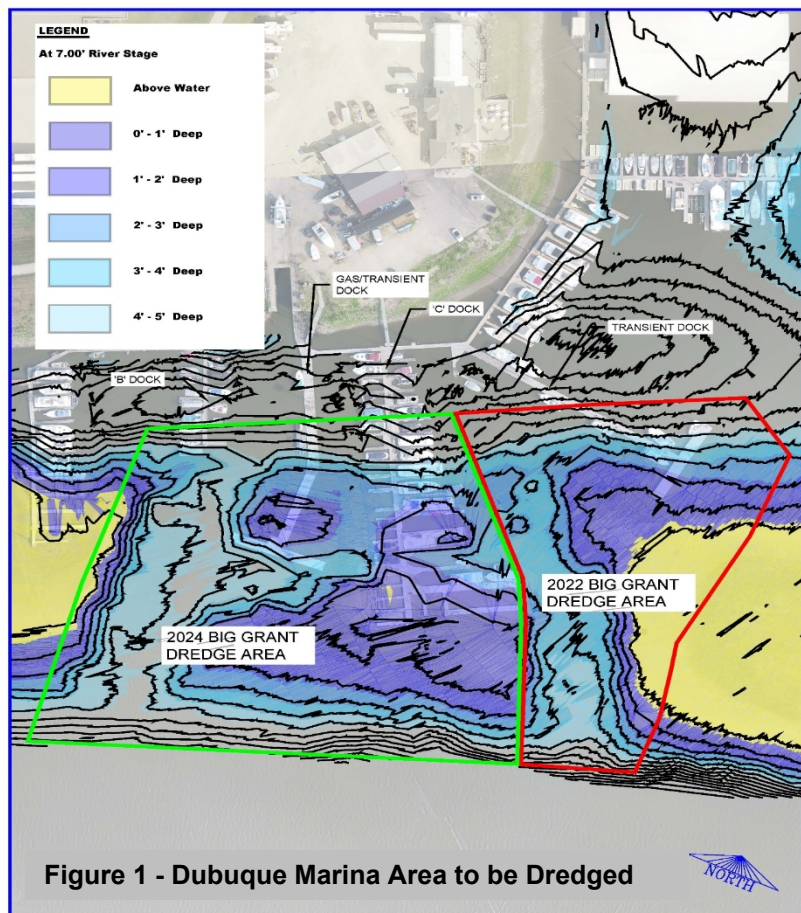
In July 2024, the City received the Notice of Award from the Iowa DNR / USFWS for the BIG Tier 1 Grant, and per Resolution 307-24, the City Council authorized the execution of the BIG Tier 1 Subrecipient Grant Agreement.

DUBUQUE MARINA FUNDING AGREEMENT

On July 7th, 2025, per Resolution 242-25, the City Council authorized the execution of a Funding Agreement between the City and Dubuque Marina, Inc. for the partnership agreement to provide the required local match funding (\$100,000) for the 2024 BIG Tier 1 Grant to perform maintenance dredging at Dubuque Marina

BIG TIER 1 GRANTS - DREDGING PLAN

The objective and scope of work for the 2025 Maintenance Dredging Project, utilizing the 2024 BIG TIER 1 Grant funding that was awarded is to perform maintenance dredging within the approximate area shown in Figure 1, to an approximate river bottom elevation of 586.5-Ft., which will provide adequate depth for transient boats 26 feet in length or greater and will create a safe open water for navigating vessels from the Peosta Channel to and from the existing transient dock for fuel, water, and holding tank pump-out.



2024 Maintenance Dredging Project No. 1

2022 BIG Tier 1 Grant Funding was used to perform dredging within the area outlined in **RED**, this project was complete in 2024.

2025 Maintenance Dredging Project

2024 BIG Tier 1 Grant Funding to be used to perform dredging within the area outlined in **GREEN**.

The dredging project will provide adequate depth and an improved open waterway for safely navigating transient vessels. By dredging and creating the open waterway from the Peosta Channel to the marina transient docks, this will create improved water flow and water circulation which will reduce the potential for future sediment siltation within the proposed dredge location. The proposed dredged open waterway will be more sustainable long-term and will maximize the return on the investment of federal BIG funding with a long-term solution in providing safe harbor access for daily and overnight transient boaters.

BID RESULTS

The City received one (1) sealed bid on July 24, 2025, for the 2025 Maintenance Dredging Project. Newt Marine Service, of Dubuque, IA submitted the only bid in the base bid amount of \$211,455.50, which is 4.32% over the base bid estimate of probable cost. A summary of the bid proposal received is as follows:

Contractor Name	Base Bid	Alternate 1	Alternate 2	Total Bid
Newt Marine Service	\$ 211,455.50	\$ 20,000.00	\$ 6,930.00	\$ 238,385.50

The bid proposal for the project included two add alternates. The add alternates are as follows:

Alternate No. 1 - contractor to remove and replace dock pipe pile spuds.

Remove of the dock pipe pile spuds will allow the T-dock section to be temporarily removed to allow dredging to occur around and under the dock. Upon completion of the dredging, Dubuque Marina intends to reconfigure the dock to provide improved broadside boating access to the newly installed pump out facilities on the dock.

Alternate No. 2 - contractor to dredge boat lift well.

Dredge the boat lift well area to provide transient boaters, who operate vessels 26 feet or larger the ability to have their vessels serviced and maintained as the needs arise.

RECOMMENDATION

It is not a surprise that only one (1) bid was received. The Notice to Bidders for the 2025 Maintenance Dredging Project No. 1 was publicly advertised, on the City's website and plan room services with statewide and regional circulation, with eight (8) dredging contractors downloaded plans from the City's website. Historically, when the City bid previous maintenance dredging projects, Newt Marine Service has been the only contractor that submitted a bid proposal. Newt Marine Service is the only local marine contractor that has the marine plant equipment and capabilities to complete the mechanical dredging operations.

I recommend awarding the public improvement contract for the 2025 Maintenance Dredging Project to Newt Marine Service in the base bid amount of \$211,455.50 and concurrence in selecting both Alternate No. 1 and Alternate No. 2 in the amount of \$26,930.00 for a total contract award in the amount of \$238,385.50, subject to the concurrence of the Iowa DNR and USFWS.

BUDGET IMPACT

The estimate of probable cost for the 2025 Maintenance Dredging Project is summarized in the following table:

Description	Cost Estimate	Award
Dredge Construction - Dubuque Marina	\$ 202,700.00	\$ 211,455.50
Alternate 1 – Remove and Replace Dock Spuds	18,000.00	20,000.00
Alternate 2 – Lift Well Dredging	14,400.00	6,930.00
Bid Award Amount	\$ 235,100.00	\$ 238,385.50
Contingency (Over Dredge Depth)	35,000.00	31,714.50
Total Construction Cost Estimate	\$ 270,100.00	\$ 270,100.00

The proposed project funding is summarized as follows:

Project Number	Fund Description	Fund Amount
5546000001-304-67990	Harbor Area Dredging (BIG TIER 1 Grant)	\$ 170,100.00
	Private Participation - Dubuque Marina	100,000.0
Total Project Funding		\$ 270,100.00

The 2025 Maintenance Dredging Project included an estimated 5,000 cubic yards of dredge material to be removed. However, based on the Newt Marine Service bid unit cost of \$38.50 per cubic yard for dredging, the City may need to adjust and reduce the quantity of dredge material to be removed (4,500 cubic yards) to ensure there is sufficient contingency funds available to cover over depth dredge quantities.

REQUESTED ACTION

I respectfully request that the City Council award the Public Improvement Construction Contract for the 2025 Maintenance Dredging Project to Newt Marine Service in the base bid amount of \$211,455.50 and concurrence in selecting both Alternate No. 1 and Alternate No. 2 in the amount of \$26,930.00 for a total contract award of \$238,385.50, through adoption of the attached resolution, subject to the concurrence of the Iowa DNR and USFWS.

cc: Jenny Larson, Chief Financial Officer
Nathan Steffen, Civil Engineer
George Scholten, Iowa DNR
Dubuque Marina

F:\PROJECTS\DREDGING PROJECTS\2025 Maintenance Dredge\Council & Staff Documents\Award

RESOLUTION NO. _____ -25

**AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE
2025 MAINTENANCE DREDGING PROJECT**

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

WHEREAS, sealed proposals have been submitted by contractors for the 2025 Maintenance Dredging Project, (the Project) pursuant to Resolution No. 250-25 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 15th day of July 2025; and

WHEREAS, said sealed proposal was opened and read on the 24th day of July 2025 and it has been determined that Newt Marine Service, of Dubuque, Iowa submitted the low base bid in the amount of \$211,455.50, Alternate No. 1 in the amount of \$20,000.00, and Alternate No. 2 in the amount of \$6,930.00, for a total bid of \$238,385.50, and is the lowest responsive, responsible bidder for the Project.

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

SECTION 1. That a Public Improvement Construction Contract for the Project is hereby awarded to Newt Marine Service and the City Manager is hereby directed to execute a Public Improvement Construction Contract on behalf of the City of Dubuque for the Project, subject to the concurrence of the Iowa DNR and USFWS.

Passed, adopted, and approved this 4th day of August 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breittfelder, City Clerk



City of Dubuque, Iowa

Bid Tabulation

Project Name: 2025 Maintenance Dredging Project

Bid Date		Engineer's Estimate		Newt Marine Service	
25-Apr-24					
PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
1	LS	\$ 28,350.00	\$ 28,350.00	\$ 25,000.00	\$ 25,000.00
		Sub Total	\$ 28,350.00	Sub Total	\$ 25,000.00
4843	CY	\$ 36.00	\$ 174,348.00	\$ 38.50	\$ 186,455.50
		Sub Total	\$ 174,348.00	Sub Total	\$ 186,455.50
		Total Est.	\$ 202,698.00	Total Bid	\$ 211,455.50
% Over / Under (-)					4.32%

LINE NO.	ITEM NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
Alternate 1 - Dock Spuds								
3	n/a	Dock Spuds - Remove and Re-set	1	LS	\$ 18,000.00	\$ 18,000.00	\$ 20,000.00	\$ 20,000.00
					Sub Total	\$ 18,000.00	Sub Total	\$ 20,000.00
Alternate 2 - Lift Well Dredging								
4	SP 01100	Excavation - Mechanical Dredging	180	CY	\$ 80.00	\$ 14,400.00	\$ 38.50	\$ 6,930.00
					Sub Total	\$ 14,400.00	Sub Total	\$ 6,930.00

Total Bid Amount	\$ 202,698.00	\$ 211,455.50
Total Selected Alternate(s) Amount	\$ 32,400.00	\$ 26,930.00
Contract Award Amount:	\$ 235,098.00	\$ 238,385.50

**City of Dubuque
City Council**

CONSENT ITEMS # 13.

ITEM TITLE:	Signed Contract(s)
SUMMARY:	Graymont Western Lime for the Eagle Point Water Plant High Calcium Quicklime.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. Graymont Western Lime



City of Dubuque
Water Department
Eagle Point Water Plant
1902 Hawthorne Street
Dubuque, IA 52001
(563) 589-4291

**CITY OF DUBUQUE, IOWA
SHORT FORM
VENDOR SERVICE AGREEMENT**

THIS VENDOR SERVICE AGREEMENT (the Contract), between the City of Dubuque, Iowa (City), by its City Manager, through authority conferred upon the City Manager by its City Council and
GRAYMONT WESTERN LIME (Vendor) of the City of WESTBEND

(Vendor Name)

215 N. MAIN ST, SUITE #200, WEST BEND, WI 53095

(Vendor Address - City and State)

TITLE: EAGLE POINT WATER PLANT HIGH CALCIUM QUICKLIME

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

VENDOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for (the Work):

The supply, delivery and testing of High Calcium Quicklime to the City of Dubuque

Eagle Point Water Plant

The work described above shall be completed at the following location(s):

Eagle Point Water Plant

The Work shall be completed in strict accordance with the terms as described in this Contract; in strict accordance with the requirements of the laws of the State of Iowa and ordinances of the City of Dubuque, and in accordance with the Request for Proposal (RFP) Documents which provisions and documents are each and all hereby referred to and made a part of this Contract just as much as if the detailed statements thereof were repeated herein.

2. Contract Documents shall mean and include the following: This Contract; all ordinances and resolutions heretofore adopted by the City Council having to do with this Work; the Vendor's Proposal; and any, Specifications and General Requirements as adopted by the City Council for the Work which are listed in the Special Conditions section of this Contract.
3. All materials used by the Vendor on this Work shall be of the quality required by the Contract Documents and shall be put in place in accordance with the Contract Documents.
4. The Vendor shall remove any materials rejected by the City Manager as defective or improper, or any of said work condemned as unsuitable or defective, and the same shall be replaced or done anew to the satisfaction of the City Manager at the cost and expense of the Vendor.
5. The Vendor has read and understands the Contract Documents and has examined and understands the Work description described in Section 1 of this Agreement and any attached Special Conditions herein referred to and agrees not to plead misunderstanding or deception because of estimates of quantity, character, location, or other conditions surrounding the same.
6. The term of the contract shall be **July 1, 2025 through June 30, 2026** . The contract may be extended by written mutual agreement by the City and the vendor. No price escalation will be allowed during the initial term of the contract. If it is mutually decided to renew beyond the initial period and the vendor requests a price increase, the vendor shall provide sufficient written certification and documentation to substantiate the request. Any price increase will be at the sole discretion of the City.
7. INDEMNIFICATION FROM THIRD PARTY CLAIMS. To the fullest extent permitted by law, Vendor 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 Vendor, or anyone directly or indirectly employed by Vendor or anyone for whose acts Vendor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.
8. Unless otherwise specified in the Contract Documents, prior to the commencement of any work on this Work and at all times during the performance of this Contract, the Vendor shall provide evidence of insurance which meets the requirements of the City's Insurance Schedule attached to this Contract and listed in the Special Conditions section.
9. The Vendor agrees that no work under this Contract shall commence on the Project until the City has issued a written "Notice to Proceed" to the Vendor. Any work started by the Vendor prior the issuance of the Notice to Proceed shall be considered unauthorized and done at the sole risk to the Vendor.
10. 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 fully 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.

THE CITY AGREES:

Upon the agreed to work performed under this Contract, and the acceptance of the work by the City Manager, the City agrees to pay the Vendor as stipulated in the contract documents for complete performance of this Contract, at the prices stated in the Vendor's Proposal in these Contract Documents. The work as stated in the Contract Documents is approximate only, and the actual payment shall be made for the actual work completed, measured, and invoiced.

PRICE PER TON OF HIGH CALCIUM QUICKLIME: \$212.00/TON

CITY OF DUBUQUE, IOWA

VENDOR:

By: *Michael Van Milligen* 7/18/25
Michael C. Van Milligen
City Manager Date

Graymont Western Lime INC
Company Name
By: *Nicholas Bobos* 07/07/2025
Signature Date
Nick Bobos
Printed Name
Account Manager
Title

**VENDOR ACKNOWLEDGEMENT OF
ATTACHED SPECIAL CONDITIONS:**

By: *Nicholas Bobos* 07/07/2025
Signature Date
Nick Bobos
Printed Name
Account Manager
Title

[illegible]

SPECIAL CONDITION NO. 1

INSURANCE SCHEDULE G – SPECIMEN

1. Vendor Graymont shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the contract commencement. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations “Emulsion Polymer Contract”.
2. All policies of insurance required hereunder shall be an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best’s Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The vendor shall be required to carry the minimum coverage/limits, or greater if required by the law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
6. All required endorsements shall be attached to the certificate.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Finance Director. The vendor must identify or list in writing all deviations and exclusions from the ISO form.
8. If vendor’s limits of liability are higher than the required minimum limits, then the vendor’s limits shall be this agreement’s required limits.
9. Vendor shall require all subcontractors and sub-subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Vendor agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the Vendor.

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on and occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG0001 or business owners forms BP0002. All deviations from the standard ISO commercial general liability form CG0001, or Business owners form BP0002, shall be clearly identified.
- 2) Include ISO endorsement form CG2504 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached.)
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees, and volunteers. Use ISO form CG2010 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others endorsement.
- 7) If vendor utilizes Trikes or Segways in the conduct of business, include an endorsement reflecting that these vehicles are not excluded from Commercial General Liability coverage.

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85 as amended.

COVERAGE A	Statutory-State of Iowa Coverage B	Employers Liability
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from other endorsement.

Nonelection of Worker's Compensation or Employer's Liability Coverage under Iowa Code sec.87.22

 yes X form attached

C) ENVIRONMENTAL IMPAIRMENT LIABILITY OR POLLUTION LIABILITY

Coverage required: yes no

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or **PCBs**.

Each Occurrence \$2,000,000

Policy Aggregate \$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or Authorities and their board members, employees, and volunteers.
Use ISO form CG2010. (Ongoing operations) as stated in A (6) above or its equivalent.
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.

D) PROFESSIONAL LIABILITY \$1,000,000

Coverage required: yes no

Provide evidence of coverage for 5 ears after completion of project.

E) CYPER LIABILITY \$1,000,000

Coverage required: yes no

Coverage for First and Third-Party Liability including but not limited to lost data and restoration, loss Of income and cyber breach of information.

F) UMBRELLA/EXCESS \$1,000,000

Umbrella/excess liability coverage must be at least following form with the underlying policies included herein.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.
5. No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

**City of Dubuque
City Council**

CONSENT ITEMS # 14.

ITEM TITLE:	Contracted Services Agreement – Crescent Community Health Center
SUMMARY:	City Manager recommending City Council approve the Contracted Services Agreement with Crescent Community Health Center for Fiscal Year 2026 and authorize the Mayor to execute the contract on behalf of the City.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025.07.30 FY26 MVM Memo Contracted Services Agreement - Crescent Community Health Center
3. 2025.07.29 FY26 Crescent Community Health Ctr contracted services agreement - Signed

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

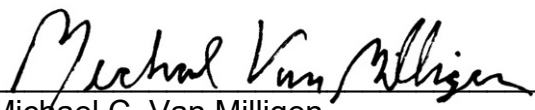
SUBJECT: Contracted Services Agreement – Crescent Community Health Center

DATE: July 30, 2025

Public Health Director Mary Rose Corrigan is recommending City Council approve the Contracted Services Agreement with Crescent Community Health Center for Fiscal Year 2026 and authorize the Mayor to execute the contract on behalf of the City.

The adopted Fiscal Year 2026 operating budget reflects payments of \$25,000 to Crescent Community Health Center each year for financial assistance to cover operating expenses relating to access to affordable medical, dental, and behavioral health care to underserved populations, with a focus on dental care, and \$25,000 for the services related to health, wellness, and chronic disease. Crescent will engage vulnerable and underserved populations to facilitate the needs and gaps identified in the most current Community Needs Assessment and Health Improvement 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
Mary Rose Corrigan, Public Health Director

TO: Michael C. Van Milligen, City Manager
FROM: Mary Rose Corrigan, Public Health Director
SUBJECT: Contracted Services Agreement – Crescent Community Health Center
DATE: July 30, 2025

DISCUSSION

Attached for City Council approval is the Contracted Services Agreement with Crescent Community Health Center for Fiscal Year 2026. Crescent Community Health Center furthers the City of Dubuque Goals (1) Partnership for a Better Dubuque: Building our community that is viable and livable. (2) Vibrant Community: Healthy and Safe. Crescent Community Health Center utilizes these funds to provide access to primary medical, dental, and behavioral health care to underserved community members and improve community health. With Crescent's dental expansion, some outcomes are added to demonstrate improved dental care access.

The adopted Fiscal Year 2026 operating budget reflects payments of \$25,000 to Crescent Community Health Center each year for financial assistance to cover operating expenses relating to access to affordable medical, dental, and behavioral health care to underserved populations, with a focus on dental care, and \$25,000 for the services related to health, wellness, and chronic disease. Crescent will engage vulnerable and underserved populations to facilitate the needs and gaps identified in the most current Community Needs Assessment and Health Improvement Plan.

The reporting requirements are as follows:

1. Progress reports will be submitted quarterly.
2. Reports will be submitted using a form on the City's website.
3. Reports will include equity and key performance indicators and outcomes.
4. Audit reports are due within 60 days of audit completion.

I recommend that the City Council approve the attached Contracted Services Agreement with Crescent Community Health Center and authorize the Mayor to execute the contract on behalf of the City.

MRC:cm

**AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
CRESCENT COMMUNITY HEALTH CENTER**

THIS AGREEMENT, dated for reference purposes the 4th day of August 2025, is made and entered into by and between the City of Dubuque, Iowa (City) and Crescent Community Health Center (Agency).

WHEREAS, City desires to engage the service of Agency to provide access to primary medical, dental, and behavioral health care to underserved community members; and

WHEREAS, Agency is willing to provide such services to City upon the terms and conditions set forth herein.

NOW THEREFORE, the parties hereto agree as follows:

1. Scope of Service

Agency shall:

- a) Further the City of Dubuque Goal: Partnership for a Better Dubuque: Building a vibrant community that is healthy and safe.
- b) Provide access and affordable medical, dental, and behavioral health care to underserved community members, focusing on vulnerable and underserved residents who often face service barriers and who lack resources and comply with City Council goals and priorities set forth in Attachment A and with focus on dental care access as stated in the Community Needs Assessment and Improvement Plan.
- c) Offer general illness and obesity prevention services through Wellness Center staff person who performs health and exercise coaching, nutrition education, obesity reduction programs, nicotine cessation programs, and stress management, and offer primary medical/dental care plus wellness services as listed in Attachment B: and
- d) Support the City's efforts to be a viable and livable, and equitable community, and to improve health and safety.

2. City Responsibilities

City designates the Public Health Director to act as its representative with respect to the work to be performed under this Agreement, and such person shall have authority to transmit instructions, receive information, interpret and define City's policies and provide decisions in a timely manner pertinent to the work covered by this Agreement until Agency has been advised in writing by City that such authority has been revoked.

3. Time of Performance

The term of this Agreement shall be from July 1, 2025, through June 30, 2026.

4. Compensation

City shall pay Agency \$50,000 as compensation for the services provided by Agency, July 1, 2025- June 30, 2026, related to access of affordable primary care, dental care, and wellness services which payment shall constitute full and complete compensation for such services. Services and outcomes will be reported using patient KPI's along with disaggregated data as listed in Attachment B.

The compensation shall be paid by City to Agency upon receipt by City of a requisition for such sum from Agency.

5. Audit and Evaluation

Inasmuch as the funds to be provided to Agency by City are public funds, Agency agrees that it will maintain books of account in accordance with Generally Accepted Accounting Standards together with necessary documentation to support all expenditures. The records of Agency, including payroll accounts and other records of disbursements and receipts, and other records relating to the performance of the activities herein specified, shall be made available for inspection by City or any Certified Public Accountant acting on its behalf, in order to ascertain performance of Agency under this Agreement. Agency agrees to retain such records for not less than three (3) years.

6. Reporting and Monitoring

Agency shall comply with the City of Dubuque's Reporting and Monitoring requirements by using the following link to submit quarterly online reports detailing Agency activities related to the use of City funds provided to Agency:

<https://www.cityofdubuque.org/FormCenter/Budget-15/Contracted-Services-Performance-Report-208>

The online quarterly reports shall be due on Feb 15, 2026, April 15, 2026, and July 15, 2026. Such reports shall include a performance report on the program(s) supported by City funds and a financial report on the use of City funds.

If Agency has an annual audit performed, Agency shall provide City a copy of the annual audit report within 60 days of audit completion. The Audit shall be submitted as either an electronic or paper document to the Public Health Director

7. Discrimination

In carrying out the services under this Agreement, Agency shall not discriminate against any employee or applicant for employment because of race, creed, color, sex, age, familial status, national origin, religion, sexual orientation, gender identity, or physical/mental disability. Agency shall take affirmative action to ensure that applicants for employment are employed and that employees are treated during employment without regard to race, creed, color, sex, age, familial status, national origin, religion, sexual orientation, gender identity, or physical/mental disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other

forms of compensation; and selection for training, including apprenticeship. Agency assures that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, age, familial status, national origin, religion, sexual orientation, gender identity or physical/mental disability.

Agency agrees and will undertake whatever affirmative measures are necessary so that no person shall be excluded from participation in, be denied the benefits of, nor be subjected to discrimination under any program or activities funded in whole or in part with any of the funds made available to Agency under the terms of this Agreement because of race, creed, color, sex, age, familial status, national origin, religion, sexual orientation, gender identity, or physical/mental disability.

8. Termination of Agreement

If, through any cause, Agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the Agency shall violate any of the covenants, agreements or stipulations of this Agreement, City shall thereupon have the right to terminate this Agreement by giving written notice to Agency of such and specifying the effective date thereof not less than thirty days before the effective date of such termination. If Agency shall fail to cure its default to the satisfaction of City in City's sole discretion within such thirty-day period, this Agreement shall be deemed terminated at the end of such thirty-day period without further action of either party.

Upon termination of this Agreement, Agency shall return to City all unexpended funds and/or any funds utilized for purposes other than stated in the Agreement.

9. Assignability

Agency shall not assign any interest in this Agreement without the prior written approval of City.

10. Insurance

At the time of execution of this Agreement by Agency, Agency shall provide City copies of Agency's insurance certificates showing compliance with the insurance requirements of Insurance Schedule J, included as Attachment C.

CITY OF DUBUQUE, IOWA

CRESCENT COMMUNITY HEALTH CENTER



Brad Cavanagh, Mayor

Chad Wolbers
CEO

Witness:

Adrienne Breitfelder, City Clerk

2024-2026

DUBUQUE CITY COUNCIL GOALS & PRIORITIES

LOOKING AHEAD

Over the course of three sessions in August, City Council members affirmed the 15-year vision statement and mission statement and identified eight five-year goals for the city.

They also identified top and high priorities for a 2024-2026 policy agenda as well as in-progress projects and capital projects for 2024-2026.

POLICY AGENDA

Policy agenda items are issues that need direction or a policy decision by the City Council, or need a major funding decision by the City Council, or issues that need City Council leadership in the community or with other governmental bodies. The policy agenda is divided into top priorities and high priorities.

2024 - 2026 Top Priorities (in alphabetical order)

- Air Service Future Strategy and Action Plan: Major Airline Hub Connections
- Central Avenue Revitalization Plan Implementation
- Construction of 14th Street Railroad Overpass and 16th Street Corridor Complete Streets Improvements: RAISE Grant and Matching Funds
- Police Department Staffing and Hiring
- Street Maintenance/Rehabilitation Program

2024 - 2026 High Priorities (in alphabetical order)

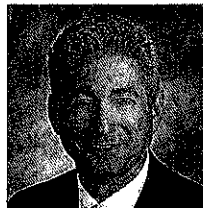
- Catfish Creek Sanitary Sewer Project: Old Mill Road Lift Station Project
- Chaplain Schmitt Island Development
- City Workforce Retention and Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Parks Maintenance/Refresh Action Plan



BRAD M. CAVANAGH
MAYOR



RIC W. JONES
AT-LARGE



DAVID T. RESNICK
AT-LARGE



SUSAN R. FARBER
1ST WARD



LAURA J. ROUSSELL
2ND WARD



DANNY C. SPRANK
3RD WARD

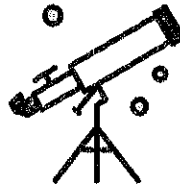


KATY A. WETHAL
4TH WARD

VISION STATEMENT

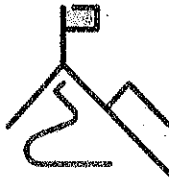
Dubuque 2039 is a sustainable and resilient city and an inclusive and equitable community where ALL are welcome.

Dubuque 2039 has preserved our Masterpiece on the Mississippi, has a strong diverse economy and expanding connectivity. Our residents experience healthy living and active lifestyle; have a choice of quality, livable neighborhoods; and have an abundance of fun things to do; and are engaged in the community.



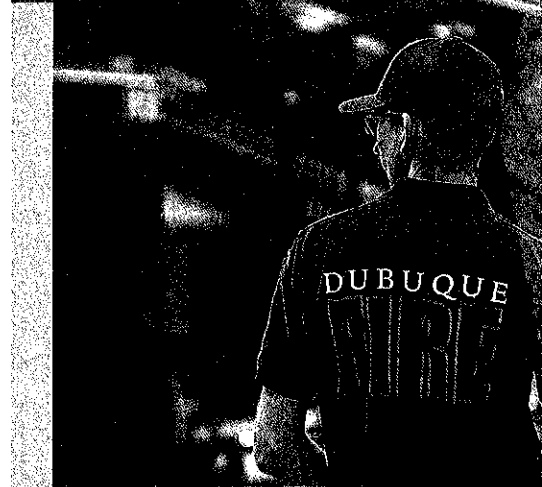
MISSION STATEMENT

Dubuque city government is progressive and financially sound with residents receiving value for their tax dollars and achieving goals through partnerships. Dubuque city government's mission is to deliver excellent municipal services that support urban living; contribute to an equitable, sustainable city; plan for the community's future; and facilitate access to critical human services.



FIVE-YEAR GOALS: 2024 – 2026

- **Vibrant Community:**
Healthy and Safe
- **Financially Responsible, High-Performance City Organization:**
Sustainable, Equitable, and Effective Service Delivery
- **Robust Local Economy:**
Diverse Businesses and Jobs with Economic Prosperity
- **Livable Neighborhoods and Housing:**
Great Place to Live
- **Sustainable Environment:**
Preserving and Enhancing Natural Resources
- **Connected Community:**
Equitable Transportation, Technology Infrastructure, and Mobility
- **Diverse Arts, Culture, Parks, and Recreation Experiences and Activities**
- **Partnership for a Better Dubuque:**
Building Our Community that is Viable, Livable, and Equitable



MANAGEMENT-IN-PROGRESS & MAJOR PROJECTS

Under each City Council goal are items listed as **Management in Progress** and **Major Projects**. These are items and projects that are underway and budgeted. Staff is implementing and providing updates to City Council.

Vibrant Community

Management in Progress

- 911 Center Prepared Live Software: Funding
- 911 Center Relocation, Technology, and Staffing
- Animal Control Ordinance Update: Adoption
- Diversity, Equity, Inclusion, and Belonging: City & Department Action Plans
- Equitable Fines and Fees Reform Pilot Program Implementation
- Fire Department Community Risk Reduction Strategic Plan
- Fire Equipment Acquisition: Two Ambulances and Fire Boat
- Fire Protective Gear Replacement: Funding and Acquisition
- Law Enforcement Mental Health and Wellness Check-Ins
- License Plate Reader Cameras: Implementation
- Opioid Settlement Planning and Response in Partnership with Dubuque County
- Pet Licensing Systems Implementation
- Public Health Preparedness Emergency Response Plan Update
- Public Safety Radios Upgrade
- Public Safety Workforce Diversification
- School Resource Office Program Expansion: Report
- Traffic and Security Cameras Deployment
- Veterinarian Services Contract with Animal Control

Major Projects

- Fire Headquarters Bunk Room Remodel, HVAC, and Fire Administration Office Update
- Fire Training Center Burn Tower Improvement Project

Financially Responsible, High-Performance City

Management in Progress

- Adopt-A-Spot/Volunteer Management GIS Application
- City Bond Rating: Updated Credit Rating
- City Legislative Advocacy Agenda and Action Plan 2025
- City Organization Safety Program: Review, Update, and Training
- Commercial Banking Services: Implementation
- Citizen Response Management System Replacement: Implementation
- Cyber Security Enhancements: Training and Tool
- Data Governance: Direction and Funding
- Debt and Investment Management Software: RFP and Installation
- Enterprise Asset Management System and Work Order System: Funding & RFQ
- Enterprise Resource Planning Software Implementation
- Future City Employee Career Development Program(s): Report
- Human Resource Information System: Implementation
- Leisure Services Director Replacement
- Organizational Culture Continuous Improvement
- Review of City Departments: Services and Staffing

Major Projects

- City Data Center Project- Phase I: Completion
- City Facilities Integrated Access Control Project
- City Hall and City Hall Annex Renovations: Design
- Federal Building HVAC System Condition Assessment and Long-term Replacement Plan: Completion
- Federal Building Upgrade Project: Completion
- Multicultural Family Center Project: Completion

Robust Local Economy

Management in Progress

- Business Incentives Policy: Review and Refine
- Comprehensive Hotel Incentive Policy and Strategy
- Field of Dreams: Next Steps for City
- Flexsteel Site Redevelopment: Pump Agreement
- Grand Harbor Hotel
- Minority- and/or Women-Owned Business Enterprise Procurement Policy: Revision and Public Awareness Report
- Port of Dubuque New Hotel Development
- Poverty Reduction Plan: Update Report

Major Projects

- Dubuque Brewing & Malting Building Project: Deconstruction Completion and Site Remediation Enforcement Action
- River Boat Docking Project: Environmental Study and Temporary Dock Installation

Livable Neighborhoods and Housing

Management in Progress

- Code Compliance/Enforcement Enhancements
- Housing Opportunity Through Modernization Act Implementation for Housing Choice Voucher Program
- National Standards for the Physical Inspection of Real Estate Implementation from Housing Quality Standards for Housing Choice Voucher Program
- Neighborhood Associations Development
- New Housing Development Support: Report
- Permitting and Inspection Software Implementation
- Terminus for all Permits, Data Governance, and Storage
- Unified Development Code: Completion

Sustainable Environment

Management in Progress

- Air Quality EPA Path Forward: Update Reports
- Annual Water Quality (Consumer Confidence) Report
- Electric Bus Implementation: Acquisition
- Emerald Ash Borer: Funding for Planting, Stump Removal, and Sidewalk Replacement
- Expand Testing Capability of Water & Resource Recovery Center State-Certified Lab
- Fats, Oils, and Grease Program: Software Update
- Pollinator Habitat in Park System: Completion
- Sewer System Infrastructure Asset Master Plan: Analysis and Update Report
- Branching Out Dubuque Tree Planting Program
- Water Distribution and Treatment System Master Plan
- Water & Resource Recovery Center HVAC System Improvements
- Water & Resource Recovery Center Odor Abatement

Major Projects

- 42-inch Sanitary Sewer Force Main Stabilization Project
- Advancing New Deep Water Well No. 11
- Auburn and Custer Street Reconstruction Project
- Bee Branch Stormwater Pumping Station Project
- Cedar and Terminal St. Lift Station and Force Main Project
- City-Wide Fiber Project: Water Department Pump Stations, Tanks, and Towers
- Creek Crossing Restoration Project
- Deep Water Well No. 7 Rehabilitation
- Edval Ln. to N. English Mill Rd. Water and Sewer Main Extension
- Granger Creek Lift Station Improvements
- Green Alley Projects:
 - 15th St. to 17th St. between Iowa St. and Central Ave.
 - 17th St. to 18th St. between Central Ave. and White St.

- Grove Terrace Sanitary Sewer Reconstruction
- High-Strength Waste Receiving and Storage Project
- Lead Water Service Line Replacement Pilot Program
- Old Mill Rd. Lift Station and Force Main Project
- Supervisory Control and Data Acquisition Overhaul: Water
- Tamarack Park/HWY 61 Water and Sewer Main Extension
- Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment

Connected Community

Management in Progress

- Community Broadband Project Fiber-to-the-Home: Phase 2
- Jule Services Study Planning Grant Completion
- Parking System and Technology Master Plan
- Smart Parking and Mobility Study: Parking Implementation
- Smart Traffic Routing with Efficient and Effective Traffic Signals (STREETS) Program: Phase I
- Central Ave. and White St. Corridor Short-Term Action: Report

Major Projects

- 2024 Pavement Marking Project: Completion
- Bee Branch Trail - Phase I Project: Completion
- Camera Connections to Additional City Locations Project: Completion
- Connection to Data Center Project: Phase 2 Completion
- East-West Corridor/Roundabout Policy/Projects: Preliminary Design
- General Aviation Apron Reconstruction Project: Construction
- Heeb St. Reconstruction Project: South of Kaufmann Ave.
- US 20 and Northwest Arterial Intersection Project
- Relocation of Fiber Optics on US 20 Catfish Creek Bridge
- Schmitt Island Community Project Trail Grant
- Southwest Arterial Intelligent Transportation Systems Project: Completion
- Taxiway Alpha Construction Project - Phase 2: Completion
- Wildwood Dr. Bridge Replacement: Design

Diverse Arts, Culture, Parks, & Recreation Experiences & Activities

Management in Progress

- Arts and Culture Master Plan: Report and Engagement Strategy
- Chaplain Schmitt Island Amphitheater Construction
- Comiskey Park Phase 2 Construction
- Comprehensive Parks Master Plan
- Culture Definition in Community Programming: Report
- Eagle Point Park Enhancements/Reinvestment
- Five Flags Civic Center Management Selection
- Five Flags Facility Project: Update Report
- Historic Millwork District Park: Plan Adoption
- Multicultural Family Center Cultural Experiences and Programming: Report

Major Projects

- Eagle Valley Neighborhood Park: Completion
- English Ridge Neighborhood Park: Completion
- ImOn Ice Arena Dehumidification, HVAC, and Generator Project
- Jackson Park Restrooms and Amenities: Design
- Westbrook Neighborhood Park: Completion

Partnership for a Better Dubuque

Management in Progress

- City Life in Marshallese or Other Languages: Implementation
- Community Impact Department: Mission and Vision
- Equitable Fines and Fees Work Plan
- Succession Plan for Intergovernmental Relations Position

Crescent will evaluate impact as part of desired outcome measures for patients including but not limited to:

- Decrease in BMI in Wellness Center participants and overall patients
- Increase in usage of Wellness Center
- Increase in number of patients who complete Wellness Center orientation and can use equipment
- Increase in percentage of patients with diabetes who have gained control of their condition
- Increase in percentage of patients with hypertension who have controlled blood pressure
- Increase in growth of patient volume, particularly vulnerable populations
- Increase in dental patients and visits, along with decrease in wait- time for dental appointments

Crescent will track measures for all patients and provide annual trend data when available. Achieving a healthy lifestyle and reducing risk factors for chronic disease contributes to a “vibrant community.” Individuals who effectively participate in wellness services can manage and improve chronic conditions, obesity, mood disorders, communicable illness, etc. They are better able to learn, contribute, care for others, participate in the workforce, and contribute to the community.

INSURANCE SCHEDULE J

1. CCHC shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to commencing work and at the end of the project if the term of work is longer than 60 days. Contractors presenting annual certificates shall present a certificate at the end of each project with the final billing. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Eg: Project # _____ or Project Location at _____ or construction of _____.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. Failure to provide coverage required by this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.
5. Contractors shall require all subconsultants and sub-subconsultants to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subconsultants and sub-subconsultants. Contractors agree that they shall be liable for the failure of a subconsultant and sub-subconsultant to obtain and maintain such coverages. The City may request a copy of such certificates from the Contractor.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is listed, required the current edition of the form must be used, or an equivalent form may be substituted if approved by the Director of Finance and Budget and subject to the contractor identifying and listing in writing all deviations and exclusions from the ISO form.
8. Contractors shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. If the contractor's limits of liability are higher than the required minimum limits then the provider's limits shall be this agreement's required limits.
9. Contractor shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.
10. All certificates of insurance must include agents name, phone number, and email address.
11. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
12. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to written mutual agreement attached hereto.

INSURANCE SCHEDULE J (continued)

Exhibit I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 00 01, or business owners form BP 00 02, shall be clearly identified.
- 2) Include endorsement indicating that coverage is primary and non-contributory.
- 3) Include Preservation of Governmental Immunities Endorsement. (Sample attached).
- 4) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 26.
- 5) Policy shall include Waiver of Right to Recover from Others endorsement.
- 6) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) AUTOMOBILE LIABILITY

Combined Single Limit	\$1,000,000
-----------------------	-------------

Coverage shall include all owned, non-owned, and hired vehicles. If the Contractor's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

- 1) Policy shall include Waiver of Right to Recover from Others endorsement.

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

City of Dubuque Insurance Requirements for Professional Services

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the Contractor is not required to purchase Workers' Compensation Insurance, the Contractor shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

D) UMBRELLA/EXCESS LIABILITY \$1,000,000

The General Liability, Automobile Liability and Employer's Liability Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non-contributory in favor of the City.

E) PROFESSIONAL LIABILITY \$2,000,000

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, the contractor must provide "extended reporting" coverage for a minimum of five (5) years after completion of the work or services.

F) CYBER LIABILITY/BREACH \$1,000,000

☒ Yes ☐ No

Coverage for First and Third Party breach liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

City of Dubuque Insurance Requirements for Professional Services

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**City of Dubuque
City Council**

CONSENT ITEMS # 15.

ITEM TITLE: FY26 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan

SUMMARY: City Manager recommending City Council approval of the City of Dubuque's FY 2026 update to the Dubuque County 5-Year Resource Enhancement and Protection Program (REAP) Plan.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. FY 26 REAP Plan
4. FY 25 REAP Plan - Redline

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

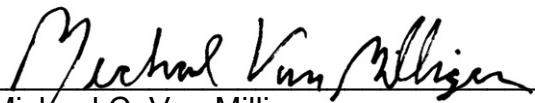
SUBJECT: FY26 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan

DATE: July 30, 2025

Interim Parks and Recreation Director Stephen Fehsal is recommending City Council approval of the City of Dubuque's FY 2026 update to the Dubuque County 5-Year Resource Enhancement and Protection Program (REAP) Plan. The Dubuque County REAP Committee is updating the Dubuque County REAP Plan for FY26.

The City representative that was previously appointed to the REAP Committee is City Council Member Danny Sprank.

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
Stephen Fehsal, Interim Parks and Recreation Director
Wally Wernimont, Planning Services Director
Marie Ware, Acting Project and Facilities Manager



TO: Michael C. Van Milligen, City Manager

FROM: Stephen J. Fehsal, Interim Parks and Recreation Director

SUBJECT: FY26 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan

DATE: July 31, 2025

INTRODUCTION

The purpose of this memorandum is to request City Council approval of the City of Dubuque's FY 2026 update to the Dubuque County 5-Year Resource Enhancement and Protection Program (REAP) Plan. The Dubuque County REAP Committee is updating the Dubuque County REAP Plan for FY26.

DISCUSSION

The Dubuque County REAP Committee has requested the City of Dubuque's FY26 update to the Dubuque County 5-Year REAP Plan.

City FY 2026 Update to County REAP Plan

Attached is the completed questionnaire for the City of Dubuque's FY26 update for the Dubuque County 5-Year REAP Plan. The update was prepared based on the FY 2025 REAP Plan, the City's adopted FY 2026 - FY 2030 Capital Improvement Program, and City Council goals for Sustainable Environment: Preserving and Enhancing Natural Resources and for Diverse Arts, Culture, Parks, and Recreation Experiences and Activities. A redline is provided for the FY 2025 update to the FY 2026 format.

City Representative to County REAP Committee

The City representative that was previously appointed to the REAP Committee is City Council Member Danny Sprank.

The Dubuque County REAP Committee must approve updates to the annual REAP Plan prior to their submittal to the IDNR. The REAP Committee will meet on August 4, 2025. The city of Dubuque does not have a REAP application this year.

ACTION REQUESTED

I recommend that the City Council approve the City of Dubuque's FY26 update.

attachments

cc: Wally Wernimont, Planning Services Director

Prepared by: Marie L. Ware, Acting Project and Facilities Manager

CHANGES TO DUBUQUE COUNTY 5-YEAR REAP PLAN
QUESTIONNAIRE

NAME OF ORGANIZATION OR MUNICIPALITY: City of Dubuque

1. List general REAP legislation-related goals and objectives of your organization or municipality that have changed since the FY 2025 update of the Dubuque County Plan:

A. Pass legislation to increase the state sales tax from 6% to 6 3/8% with the 2/7 of one percent to be deposited in the Natural Resources and Outdoor Recreation Trust Fund that the voters of Iowa already supported.

B. If this does not happen then the Iowa Legislature increase REAP to full funding of \$20 million and create more permanent funding year after year. Request that the Iowa Legislature increase the cap on the Environmental First Fund (under which REAP and many environmental programs are funded) to help fund REAP. This is due to the same granting amounts since the program began and increased construction costs have made the funding grants smaller each year for what they fund if grant approved.

2. List additions or deletions from present recreational/natural areas under your jurisdiction:

Eagle Valley Park
English Ridge Park
Westbrook Park
Caledonia Park

3. List the projects for which you hope to utilize REAP funding in the next five years:

FY 2026 Eagle Point Park - Implement Environmental Restoration Management Plan, Plan new addition (Phase 3)

FY 2027 Chaplain Schmitt Island Environmental Restoration or Trail Connections

FY 2028 Four Mounds Park - Implement Ecological Restoration Plan (Phase 2) or Dubuque Arboretum Environmental Restoration Plan and implementation

FY 2029 F. D. Roosevelt Park – Park and Trails Development

FY 2030 Land Acquisition – Mines of Spain / E.B. Lyons Interpretive Center
(tentative)

4. List all actual and anticipated expenditures of REAP fund for FY2026:

22-R4-JQ REAP grant - Completion of Acquisition of Four Mounds Purchase \$200,000

5. Summarize any additional information about your agency/city/organization that you would like to have included in the Dubuque County Plan.

In no specific order:

- Trail Connections to Port of Dubuque Riverwalk, Historic Millwork District, Main Street, and Chaplain Schmitt Island
- Chaplain Schmitt Island Master Plan – Environmental Restoration, Recreational and Trail Connection Projects and Outdoor Recreation Development
- Land Acquisition and Development of E.B. Lyons Interpretive Area / Mines of Spain Recreation Area
- F.D.R. Park Master Plan- Implementation
- Dodge Street Bike/Hike Trail
- Southwest Arterial Mississippi River Trail Bike/Hike Trail
- Dubuque Industrial Center West Trail Development to connect to Southwest Arterial planned trail
- Granger Creek Nature Trail (Dubuque Technology Park)
- Greenbelt/Wildlife Preserve, Medical Associates Clinic West
- Greenway Trail Development: Usha Park at NW Arterial and Pennsylvania Avenue to Keyway Drive (North Fork Catfish Creek)
- Kerper Boulevard Bike/Hike Trail
- Pebble Cove Subdivision Park Development
- Land acquisition to expand existing parkland (citywide)
- Maus Park and Maus Lake detention basin – Park and landscaping improvements
- North Fork Trail Subdivision Park Development
- The Farm Park Subdivision Development
- Silver Oaks Park Subdivision Development
- Usha Park (Phases 4 and 5)

Use Additional Sheets if Necessary

Return to: Dubuque County REAP Committee, 13606 Swiss Valley Rd., Peosta, IA 52068 by mail, or email to Brian.Preston@dubuquecountyia.gov

CHANGES TO DUBUQUE COUNTY 5-YEAR REAP PLAN
QUESTIONNAIRE

NAME OF ORGANIZATION OR MUNICIPALITY: City of Dubuque

1. List general REAP legislation-related goals and objectives of your organization or municipality that have changed since the FY 2024 update of the Dubuque County Plan:

A. Pass legislation to increase the state sales tax from 6% to 6 3/8% with the 2/7 of one percent to be deposited in the Natural Resources and Outdoor Recreation Trust Fund that the voters of Iowa already supported.

B. If this does not happen then the Iowa Legislature increase REAP to full funding of \$20 million and create more permanent funding year after year. Request that the Iowa Legislature increase the cap on the Environmental First Fund (under which REAP and many environmental programs are funded) to help fund REAP. This is due to the same granting amounts since the program began and increased construction costs have made the funding grants smaller each year for what they fund if grant approved.

2. List additions or deletions from present recreational/natural areas under your jurisdiction:

Eagle Valley Park
English Ridge Park
Westbrook Park
Caledonia Park
None.

3. List the projects for which you hope to utilize REAP funding in the next five years:

FY 2025FY 2026: Eagle Point Park - Implement Environmental Restoration Management Plan, Plan new addition (Phase 3)~~Chaplain Schmitt Island Trail Connections~~

FY 2026FY 2027: Chaplain Schmitt Island Environmental Restoration or Trail Connections~~Eagle Point Park - Implement Environmental Restoration Management Plan, Plan new addition (Phase 3)~~

FY 2027FY 2028: Four Mounds Park - Implement Ecological Restoration Plan (Phase 2) or Dubuque Arboretum Environmental Restoration Plan and implementation

FY 2028FY 2029: F. D. Roosevelt Park – Park and Trails Development

FY 2029FY 2030: Land Acquisition – Mines of Spain / E.B. Lyons Interpretive

Center (tentative)

4 List all actual and anticipated expenditures of REAP fund for FY2025:

22-R4-JQ REAP grant - Completion of Acquisition of Four Mounds Purchase \$200,000

5. Summarize any additional information about your agency/city/organization that you would like to have included in the Dubuque County Plan.

~~Additional REAP-eligible projects in the city limits of Dubuque include:~~

In no specific order:

- Trail Connections to Port of Dubuque Riverwalk, Historic Millwork District, Main Street, and Chaplain Schmitt Island
- Chaplain Schmitt Island Master Plan – Environmental Restoration, Recreational and Trail Connection Projects and Outdoor Recreation Development
- Land Acquisition and Development of E.B. Lyons Interpretive Area / Mines of Spain Recreation Area
- F. D. Roosevelt Park Master Plan -- Implementation
- ~~Comiskey Park Redevelopment – Phase 2~~
- Dodge Street Bike/Hike Trail
- Southwest Arterial Mississippi River Trail Bike/Hike Trail
- Dubuque Industrial Center West Trail Development to connect to Southwest Arterial planned trail
- Granger Creek Nature Trail (Dubuque Technology Park)
- Greenbelt/Wildlife Preserve, Medical Associates Clinic West
- Greenway Trail Development: Usha Park at NW Arterial and Pennsylvania Avenue to Keyway Drive (North Fork Catfish Creek)
- Kerper Boulevard Bike/Hike Trail – Phases 2 and 3
- Pebble Cove Subdivision Park Development
- Land acquisition to expand existing parkland (citywide)
- Maus Park and Maus Lake detention basin – Park and landscaping improvements
- Middle Fork Catfish Creek Trail Development
- North Fork Trail Subdivision Park Development
- ~~South Point Park Subdivision Development~~
- ~~Rustic Ridge Park Subdivision Development~~
- ~~Mozena-The~~ Farm Park Subdivision Development
- Silver Oaks Park Subdivision Development
- Usha Park (Phases 4 and 5)

Commented [MW1]: Removed as funded by other grant program. Design nearly complete and in permitting phase.

Commented [MW2]: Developer currently developing

Commented [MW3]: Currently in design with bidding this fall.

~~C. REAP-eligible projects outside the city limits of Dubuque include:~~

In alphabetical order:

- ~~F. D. Roosevelt Park Master Plan Implementation~~
- ~~Land Acquisition and Development of E.B. Lyons Interpretive Area / Mines of Spain Recreation Area~~
- ~~Mississippi Circuit Grant Wood Mississippi River Region Master Plan~~
- ~~Southwest Arterial Mississippi River Trail Bike/Hike Trail~~

Commented [MW4]: This group is in the process of disbanding.

Use Additional Sheets if Necessary

Return to: Dubuque County REAP Committee, 13606 Swiss Valley Rd., Peosta, IA 52068 by mail, or email to Brian.Preston@dubuquecountyiowa.gov

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE: Water System Improvements 2024 North English Road Water Main Extension Project - Adjusted Public Hearing Date

SUMMARY: City Manager recommending City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost for the Water System Improvements – 2024 North English Road Water Main Extension project and reschedule the public hearing from July 21, 2025, to August 18, 2025, and hold the public hearing on the newly scheduled date.

RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the North English Road Water Main Extension Project, and the taking of bids therefor

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s), Set Public Hearing for August 18, 2025

ATTACHMENTS:

1. MVM Memo
2. N Cascade Rd to N English Rd WM Extension Public Hearing Memo 7.28.2025
3. Updated NHL (North English Rd) (Dubuque #26 2025)-v1

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

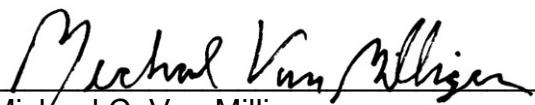
SUBJECT: Water System Improvements 2024 North English Road Water Main Extension
Project – Reset Public Hearing Date

DATE: July 29, 2025

Water Department Director Christopher Lester is recommending City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost of \$1,620,000.00 for the Water System Improvements – 2024 North English Road Water Main Extension project and reschedule the public hearing from July 21, 2025, to August 18, 2025, and hold the public hearing on the newly scheduled date.

North English Road Water Main Extension project that will bring water service to a portion of the SW Arterial, starting at Edval Lane and N. Cascade Road, west along the SW Arterial to North English Road. This project will allow continued extensions, looping water main along the SW Arterial between USHWY 151/61 to USHWY 20 while also providing service between pressure zones and increasing water service reliance to the city's southern and western most customers.

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
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor



TO: Michael C. Van Milligen, City Manager

FROM: Christopher Lester, Water Department Director

DATE: July 28, 2025

SUBJECT: Water System Improvements 2024 North English Road Water Main Extension Project – Reset Public Hearing Date

INTRODUCTION

This memorandum requests that the City Council reschedule the public hearing for the Water System Improvements – 2024 North English Road Water Main Extension project from July 21, 2025, to August 18, 2025, and hold the public hearing on the newly scheduled date.

BACKGROUND

The City of Dubuque's Water Department has identified a phased capital improvement program to extend and make necessary improvements throughout the community. The improvements are primarily associated with the water distribution system. These improvements will address water resiliency, reduce bottlenecks, improve water storage and pumping at key locations throughout the community to support the existing customer base and prepare the city for increased demands associated with existing and new customers. The improvements will also assist the City's need to reduce and better manage dead-end water mains and other areas where the water age and water quality can suffer due to lack of circulation.

In 2022, Origin Design was awarded the City-Wide Water Distribution System, Storage, and Pumping Improvements Project and completed the preliminary design identifying five (5) capital projects.

One of the five projects is the North English Road Water Main Extension project that will bring water service to a portion of the SW Arterial, starting at Edval Lane and N. Cascade Road, west along the SW Arterial to North English Road. This project will allow continued extensions, looping water main along the SW Arterial between USHWY 151/61 to USHWY 20 while also providing service between pressure zones and increasing water service reliance to the city's southern and western most customers.

Origin also prepared and assisted the City in securing an Iowa SRF loan for the proposed improvements, and a Planning and Design Loan.

DISCUSSION

Origin Design has completed the plans and specifications for the installation of a 12-inch water main extension, beginning at Edval Lane on North Cascade Road and extending south to the Southwest Arterial. At the intersection with the Southwest Arterial, the main increases to

16 inches in diameter and continues west to North English Mill Road, where it turns north and extends approximately 1,100 feet along North English Road.

The North English Road water main extension creates a path for a future loop and connection of Pressure Zone 3 and 4, when in later phases it can extend to English Mill Road and then south to the English Mill Pump Station.

This project has been awarded funding through the Iowa State Revolving Fund (SRF) program and was originally advertised for bids on June 18, 2025. Following a design modification to upsize the water main along North English Road from 12 inches to 16 inches, an addendum and revised Notice to Bidders were required. As a result, a new public hearing date was scheduled for August 18, 2025. The revised Notice to Bidders was posted on the City of Dubuque website and the Construction Update Plan Room on July 22, 2025.

PROJECT SCHEDULE

The revised schedule for the project is as follows:

Council Initiate	June 16, 2025
Advertise for Bids and Publish the Public Hearing Notice	June 18, 2025
Revised Notice to Bidders Posted	July 22, 2025
Public Hearing	August 18, 2025
Receipt of Bid Proposals	August 21, 2025
Award Construction Contract	September 2, 2025
Substantial/Operational Completion Date	May 1, 2026
Final Project Completion Date	June 1, 2026

BUDGET IMPACT

The total project funds identified in the SRF IUP for all five projects included in the City-Wide Water Distribution System, Storage, and Pumping Improvements Project are \$17,450,000.

Each of the projects are part of a comprehensive City-wide initiative to extend water service in and around the SW Arterial area and are programmed in the capital program as individual projects and funded across several fiscal years.

The estimate of probable cost for the Water System Improvements 2024 North English Road Water Main Extension project is summarized as follows:

Description	<u>Estimate</u>
Construction Contract	\$1,620,000
Contingency	\$162,000
Total Project Cost	<u>\$1,782,000</u>

The funding summary is:

CIP	Funding Source	Amount
4281000048	State of Iowa Revolving Fund	\$1,782,000
Total Project Funding		<u>\$1,782,000</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 Water System Improvements 2024 North English Road Water Main Extension project.

cc: Jennifer Larson, Chief Financial Officer
Eldon Schneider, Water Project Supervisor
Carl Plumley, Water Distribution Supervisor

July 28, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: North English Road Water Main Extension Project
Our File No. 430411-26

Dear Jenny:

We have prepared and attach the necessary proceedings to enable the City Council to act at the August 4, 2025, meeting to set a date, time and place for the hearing and letting for the North English Road Water Main Extension Project.

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 August 14, 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 August 8, 2025. The Notice to Bidders should be provided to the Construction Update Network by no later than August 7, 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: Christopher Lester
Crenna Brumwell
Adrienne Breitfelder
Origin Design

PROCEEDINGS TO SET DATE FOR
HEARING AND LETTING

430411-26 (NHL)

Dubuque, Iowa

August 4, 2025

The City Council of the City of Dubuque, Iowa, met on August 4, 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: _____.

• • Other Business • •

MOTION TO APPROVE RESOLUTION

The City Council took up and considered the proposed North English Road Water Main Extension Project. 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 North English Road Water Main Extension Project, 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 Origin Design Co. (the “Project Engineers”), in consultation with the City’s engineering technician (the “Engineering Technician”), which may be hereafter referred to as the “North English Road Water Main Extension Project” (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 cost (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. August 18, 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. All action heretofore taken in this regard is hereby ratified and affirmed.

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 August 21, 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. September 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 B, with such conforming changes as approved by the appropriate City staff. All action heretofore taken in this regard is hereby ratified and affirmed.

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 August 4, 2025.

Mayor

Attest:

City Clerk

• • Other Business • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A

Form of Notice of Hearing

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NORTH ENGLISH ROAD WATER MAIN EXTENSION PROJECT

Notice Is Hereby Given: That on August 18, 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 North English Road Water Main Extension Project (the “Project”).

The Project generally consists of the installation of approximately 3,550 lineal feet of 12-inch water main and 3,300 lineal feet of 16-inch water main and water main appurtenances along North English Road, Southwest Arterial and North Cascade Road. The Project also includes the installation of directionally drilled 8-inch water main and approximately 110 lineal feet of 30-inch steel casing. The Project also includes various surface restoration including HMA, PCC, granular surfacing and seeding.

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 Breitfelder
City Clerk

EXHIBIT B

Form of Notice to Bidders

NOTICE TO BIDDERS **REVISED 7/21/2025**

CITY OF DUBUQUE PUBLIC IMPROVEMENT PROJECT

Water Systems Improvements 2024 North English Road Water Main Extension

120.1 Time and Place for Filing Sealed Proposals

Sealed Bids for the work comprising each improvement as stated below must be filed before 2:00 p.m. on August 21, 2025, in the Office of the City Clerk, City Hall - First Floor, 50 West 13th Street, Dubuque, Iowa.

120.2 Time and Placed Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and Bids tabulated at 2:00 p.m. on August 21, 2025, at City Hall - Conference Room A, 50 West 13th Street, Dubuque, Iowa, for consideration by the City Council at its meeting at 6:30 p.m. on September 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.

120.3 Time for Commencement and Completion of Work

Work on the Project must be commenced within ten (10) calendar days after the Notice to Proceed has been issued with Substantial Completion for water main to be installed and operational by May 1, 2026, and Final Completion for final surface restoration completion by June 1, 2026.

120.4 Bid Security

Each Bidder must accompany its Bid with a Bid security 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, acceptable to the governmental entity, for the faithful performance of the contract, in an amount equal to one hundred percent of the amount of the contract. The Bid security must be in the amount of ten percent (10%) of the amount of the contract and must be in the form of a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or the Bidder may provide a Bid Bond with corporate surety satisfactory to the governmental entity. The Bid Bond must contain no conditions except as provided in this section.

120.5 Contract Documents

To obtain copies of the Contract Documents and Plans prepared by Origin Design Co. click on the “bids” tab on the Origin Design website at <https://origindesign.com/>. A paper set of the Contract Documents and Plans is available for viewing at the City Clerk’s office.

120.6 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, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

120.7 Sales Tax

The Bidder should not include State of Iowa sales tax in its Bid. A sales tax exemption certificate will be available for all material purchased in Iowa for incorporation into the Project.

120.8 General Nature of Public Improvement Project

Water Systems Improvements 2024
North English Road Water Main Extension
City Project #4281000058

The extent of the work involved consists of the installation of approximately 3,550 lineal feet of 12-inch water main and 3,300 lineal feet of 16-inch water main and water main appurtenances along North English Road, Southwest Arterial and North Cascade Road. The project also includes the installation of directionally drilled 8-inch water main and approximately 110 lineal feet of 30-inch steel casing. The project also includes various surface restoration including HMA, PCC, granular surfacing and seeding.

Bid Estimated Total Cost = \$1,700,000.00

120.9 Pre-Bid Construction Conference

No pre-bid conference will be held.

120.10 Funding Requirements

This project has been awarded funds from the Iowa State Revolving Fund (SRF) program. Any bidder or equipment supplier whose firm or affiliate is listed on the U.S. General Services Administration Excluded Parties List System website will be prohibited from the bidding process. Anyone submitting a bid who is listed on this website will be determined to be a nonresponsive bidder in accordance with 40 CFR Part 31. Contractors shall fully comply with the requirements, terms and conditions of the Disadvantaged Business Enterprise (DBE) requirements. American Iron and Steel (AIS) provisions apply to this project. Iron and steel products for this project must be produced in the United States in accordance with the H.R. 3547 - Consolidated Appropriations Act 2014. SRF requirements are included in the

Special Provisions section of the specifications. SRF certification forms required to be signed and submitted with the Bid are included in the bid packet.

Davis-Bacon prevailing wage rates will apply to this Project and are included in the Special Provisions section of the specifications.

120.11 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.

120.11 Notice to Bidders Distribution

On the following date, July 22, 2025, this Notice will be posted at the following locations:

1. Master Builders/Construction Update Network
2. The City of Dubuque website

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 North English Road Water Main Extension Project 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 North English Road Water Main Extension Project, 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

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 North English Road Water Main Extension Project, 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 North English Road Water Main Extension Project, 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).

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3
SUMMARY:	City Manager recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.3 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025. RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.3 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.3 For Said District
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for September 2, 2025
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Notice of Hearing 4. Attachment A - Map 5. Attachment B - Legal Description 6. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3

DATE: July 30, 2025

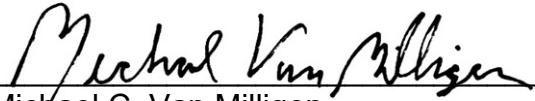
Economic Development Director Jill Connors is recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.3 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would remove property from Subarea B of the District.

Due to legislation in 1995, the collection of tax increment in urban renewal areas designated for economic development purposes is limited to 20 years. Subarea B of the District in which this parcel is located had its "TIF sunset" in 2018. If the parcel were to remain in Subarea B, the City would be unable to provide full future economic development incentives.

The removal of property from Subarea B is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc. The property will be designated as a new subarea in a subsequent Urban Renewal 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
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 of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3

DATE: July 29, 2025

INTRODUCTION

This memorandum presents for City Council consideration a Resolution of Necessity that finds that: 1) an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would remove property from Subarea B of the District.

BACKGROUND

The original Dubuque Industrial Center Economic Development District was created on May 2, 1988. The District is an urban renewal area which allows the City of Dubuque to capture tax increment revenue from improvements made in the District in order to promote economic development activities. The original area included the Dubuque Industrial Center (known as Subarea A) and has been expanded several times over the years to include Dubuque Industrial Center West, the County Farm, the Bergfeld Farm, the North Siegert Farm, the Rail Site, the South Siegert Farm, the Graf Farm, McFadden Farms, small adjacent parcels, and several County-owned parcels (known as Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W).

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 Urban Renewal, a Resolution of Necessity must be adopted finding that the area being

considered for urban renewal district designation is either a slum, blighted or economic development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

This proposed amendment of the Dubuque Industrial Center Economic Development District would result in the removal of property from Subarea B. Due to legislation in 1995, the collection of tax increment in urban renewal areas designated for economic development purposes is limited to 20 years. Subarea B of the District in which this parcel is located had its “TIF sunset” in 2018. If the parcel were to remain in Subarea B, the City would be unable to provide full future economic development incentives.

The removal of property from Subarea B is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc. The property will be designated as a new subarea in a subsequent Urban Renewal Plan.

The property will still remain within the Dubuque Industrial Center Economic Development District Urban Renewal Area.

The attached Resolution directs staff to prepare a Version 2025.3 Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District. Additionally, staff is required to hold a consultation process, required by law, with the affected taxing entities concerning the proposed Plan.

A City Council public hearing on the 2025.3 Amended and Restated Urban Renewal Plan will be scheduled for September 2, 2025. The public notice will be published four to twenty days before the meeting to allow for the appropriate publication requirements. This will allow time for preparation of the Plan and the consultation process with the taxing entities.

RECOMMENDATION / ACTION STEP

I recommend the City Council adopt the attached Resolution of Necessity that begins the process of drafting the Amended and Restated Urban Renewal Plan for Dubuque Industrial Center Economic Development District.

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the City Council of the City of Dubuque, Iowa, will hold a public hearing on the 2nd day of September, 2025, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa. At said meeting the City Council will consider a proposed Amended and Restated Urban Renewal Plan Version 2025.3 for the Dubuque Industrial Center Economic Development District ("the District"). 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://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

The proposed Plan Version 2025.3, if approved, would remove property from the District as shown in the proposed Amended and Restated Urban Renewal Plan Version 2025.3.

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.

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.

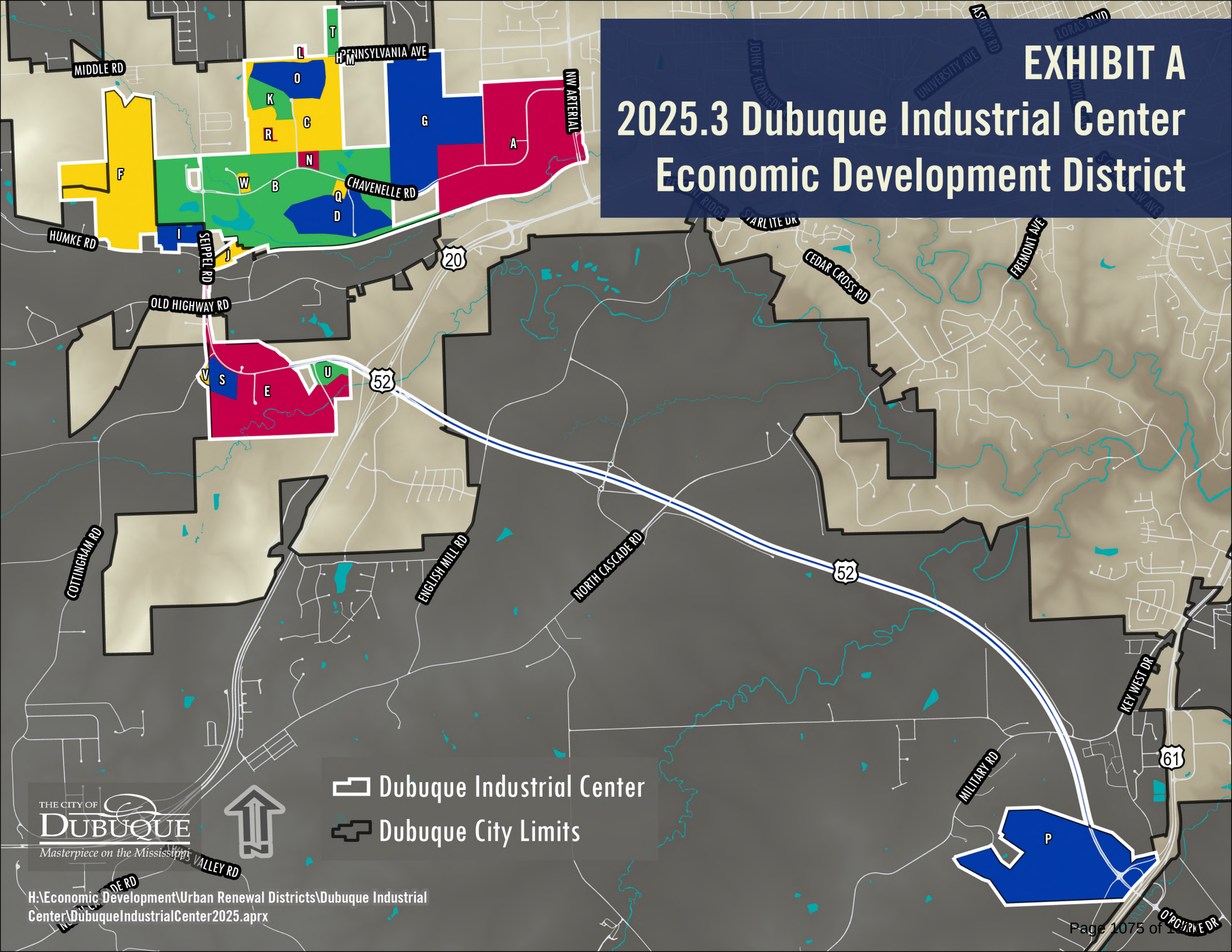
Individuals with limited English proficiency, vision, hearing, or speech impairments requiring special assistance should contact the City Clerk's Office at (563) 589-4100, TDD (563) 690-6678, ctyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 4th day of August, 2025.

Adrienne N. Breitfelder, City Clerk

EXHIBIT A

2025.3 Dubuque Industrial Center Economic Development District



THE CITY OF
DUBUQUE

Masterpiece on the Mississippi

H:\Economic Development\Urban Renewal Districts\Dubuque Industrial Center\DubuqueIndustrialCenter2025.aprx

 Dubuque Industrial Center
 Dubuque City Limits

ATTACHMENT D

DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT

(2025.3) Updated July 28, 2025

LEGAL DESCRIPTION:

Subarea A of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center Eighth Addition; and
- All of Lot 1 Dubuque Industrial Center 13th Addition; and
- Lot 2 Dubuque Industrial Center 13th Addition; and
- Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center 11th Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1-3 Dubuque Industrial Center 12th Addition; and
- Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 10th Addition; and
- Lot 2-3 Dubuque Industrial Center 12th Addition; and
- Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 12th Addition; and
- Lot 2 Dubuque Industrial Center Ninth Addition; and
- Lot 2 Dubuque Industrial Center 12th Addition; and
- Lot 2-2 Dubuque Industrial Center Sixth Addition; and
- Lot 3 Dubuque Industrial Center Ninth Addition; and
- Lot 1 Dubuque Industrial Center Sixth Addition; and
- Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
- Lot 2-1 Walter Addition; and
- Lot 2-1 Walter Addition; and
- And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea B of the District consists of the real property legally described as follows:

- Lots 1, 3, 4, 1 of 5, 6 and H of Dubuque Industrial Center West as originally platted; and
- Lots 1, 2, 3, 4, 5, 6, and C of Dubuque Industrial Center West 2nd Addition as originally platted; and
- Lots 1, 2, 3, 4, B, and C of Dubuque Industrial Center West 4th Addition as originally platted; and
- Lots 1 of 1, 1 of 2, 2 of 2, 1 of 3, 2 of 3, A, C, and D of Dubuque Industrial Center West 5th Addition as originally platted; and
- Lot 1 and Lot A of Dubuque Industrial Center West 6th Addition as originally platted; and
- Lots 1, 1 of 2, and 2 of 2 of Dubuque Industrial Center West 7th Addition as originally platted; and
- Lot 2 of 1 of the Southwest Quarter of the Southwest Quarter and Lot 2 of 1 of the Southeast Quarter of the Southwest Quarter all in Section 30, Township 89 North, Range 2 East, 5th Principal Meridian as originally platted; and
- and all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the SE 1/4 of Section 30, the SE 1/4 of the SW 1/4 of Section 30, the NW 1/4 of Section 31, and the NE 1/4 of Section 31 all in T89N, R2E, of the 5th P.M. Dubuque County, Iowa, the centerline of which is more particularly described as follows:
beginning at a point of intersection with the easterly line of the SE 1/4 of Section 30, T89N, R2E, of the 5th P.M., thence southwesterly along the centerline of said railroad 2,700 feet, more or less a point of intersection with the westerly line of the SE 1/4 of said Section 30; thence southwesterly continuing along said centerline 845 feet, more or less, to a point where the railroad right-of-way widens to 200 feet, said point being the terminus of this description; and
- all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the Balance of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter in Section 29, Township 89 North, Range 2 East, 5th Principal Meridian; and
- any adjoining public street right-of-way all in the City of Dubuque, Dubuque County, Iowa.
- Excepting therefrom Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea C of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Second Addition; and
- Lots 2 of Dubuque Industrial Center North First Addition; and
- Lot 3 of Dubuque Industrial Center North First Addition, excepting the following part of said Lot 3:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.; and
- C of Dubuque Industrial Center North First Addition, excepting the following part of said Lot C: Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa; Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning; Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet; Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet; Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa; Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet; Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet; Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet; Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet; Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet; Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet; Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet; Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet; Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet; Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet; Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet; Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- Lot A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
- Any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea D of the District consists of the real property legally described as follows:

- Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

Subarea E of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
- All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

Subarea F of the District consists of the real property legally described as follows:

- Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
- Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North , Range 1 East of the 5th Principal Meridian, in Center Township , Dubuque County , Iowa;
- Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
- The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

Subarea G of the District consists of the real property legally described as follows:

- The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

- Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- All in the City of Dubuque, Dubuque County, Iowa.

Subarea H of the District consists of the real property legally described as follows:

- Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Subarea I of the District consists of the real property legally described as follows:

- Lot 2 Seippel Road Place #2, Dubuque County, Iowa.
- Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

Subarea J of the District consists of the real property legally described as follows:

- Lot 2 Julien Care Place, Dubuque County, Iowa.
- Lot 3 Julien Care Place, Dubuque County, Iowa
- Lot 2-1 Julien Care Place, Dubuque County, Iowa

Subarea K of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

Subarea L of the District shall include the following described properties:

- Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M.

Subarea M of the District shall include the following described properties:

- Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M.

Subarea N of the District shall include the following described properties:

- Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
- All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.

Subarea O of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and
- A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:
 - Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;
 - Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;
 - Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;
 - Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;
 - Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;
 - Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;
 - Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;
 - Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;
 - Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

- Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;
- Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;
- Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;
- Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;
- Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;
- Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;
- Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;
- Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- All in the City of Dubuque, Iowa

Subarea P of the District shall include the following described properties:

- Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and
- The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and

described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and
- A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:
 - Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of u.s. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east

on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of u.s. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

- An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:
- Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the **Point of Beginning**; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet;

thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the **End Point**, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

Subarea Q of the District shall include the following described properties:

- Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa
- All in the City of Dubuque, Iowa

Subarea R of the District shall include the following described properties:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E,

255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.

Subarea S of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

Subarea T of the District shall include the following described properties:

- The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

Subarea U of the District consists of the real property legally described as follows:

- All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
- All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

Subarea V of the District consists of the real property legally described as follows:

- All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

Subarea W of the District consists of the real property legally described as follows:

- Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

All in the City of Dubuque, Iowa.

RESOLUTION NO. ____-25

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2025.3 FOR THE DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT, SETTING A DATE FOR THE PUBLIC HEARING, AND DIRECTING THE CONSULTATION PROCESS ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2025.3 FOR SAID DISTRICT.

WHEREAS, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the “Plan” or “Urban Renewal Plan”) for the Dubuque Industrial Center Economic Development District (the “District”) in order to provide redevelopment opportunities which will further the purposes and objectives of the foregoing Urban Renewal Plan; and

WHEREAS, City staff has recommended that the Plan be further amended to remove property from the District; and

WHEREAS, Iowa Code Chapter 403 requires that before a Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth therein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan Version 2025.3 for the Dubuque Industrial Center Economic Development District to include in such Plan any appropriate project activities and details, and to determine an appropriate date for and conduct the

consultation process required by law with affected taxing entities concerning the proposed amendment.

Section 2. That the City Council hold a public hearing on the adoption of the proposed Amended and Restated Urban Renewal Plan Version 2025.3 for the Dubuque Industrial Center Economic Development District on September 2, 2025 at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the Plan Version 2025.3 and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Department is further directed to send by ordinary mail a copy of said Plan Version 2025.3, the notice of public hearing, a notice of consultation, and, to the extent the Plan Version 2025.3 includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District and the Dubuque County Board of Supervisors, as the affected taxing entities.

PASSED, APPROVED and ADOPTED this 4th day of September, 2025.

Brad M. Cavanagh, Mayor

ATTEST:

Adrienne N. Breittfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4
SUMMARY:	City Manager recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.4 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025. RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.4 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.4 For Said District
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for September 2, 2025
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Notice of Hearing 4. Attachment A - Map 5. Attachment B - Legal Description 6. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

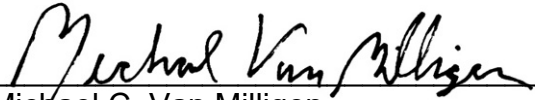
SUBJECT: Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4

DATE: July 30, 2025

Economic Development Director Jill Connors is recommending City Council adopt a resolution that: 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.4 for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would expand the District to include property to be designated as a new Subarea X, as referenced in a Development Agreement with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc.

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 of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4

DATE: July 29, 2025

INTRODUCTION

This memorandum presents for City Council consideration a Resolution of Necessity that finds that: 1) an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District ("District") is both necessary and appropriate; and 2) sets a public hearing on the proposed amendment for September 2, 2025.

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would expand the District to include property to be designated as a new Subarea X, as referenced in a Development Agreement with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc. The Plan also updates the Public Purpose Activities to include SJR Properties, L.L.C.

BACKGROUND

The original Dubuque Industrial Center Economic Development District was created on May 2, 1988. The District is an urban renewal area which allows the City of Dubuque to capture tax increment revenue from improvements made in the District in order to promote economic development activities. The original area included the Dubuque Industrial Center (known as Subarea A) and has been expanded several times over the years to include Dubuque Industrial Center West, the County Farm, the Bergfeld Farm, the North Siegert Farm, the Rail Site, the South Siegert Farm, the Graf Farm, McFadden Farms, small adjacent parcels, and several County-owned parcels (known as Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and W).

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 Urban Renewal, a Resolution of Necessity must be adopted finding that the area being considered for urban renewal district designation is either a slum, blighted or economic development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

This proposed expansion and amendment of the Dubuque Industrial Center Economic Development District would result in the addition of property, to be designated as a new Subarea X, that was previously removed from Subarea B. The expansion of the District is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank & Fabrication, Inc.

The attached Resolution directs staff to prepare a Version 2025.4 Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District. Additionally, staff is required to hold a consultation process, required by law, with the affected taxing entities concerning the proposed Plan.

A City Council public hearing on the 2025.4 Amended and Restated Urban Renewal Plan will be scheduled for September 2, 2025. The public notice will be published four to twenty days before the meeting to allow for the appropriate publication requirements. This will allow time for preparation of the Plan and the consultation process with the taxing entities.

RECOMMENDATION / ACTION STEP

I recommend the City Council adopt the attached Resolution of Necessity that begins the process of drafting the Amended and Restated Urban Renewal Plan for Dubuque Industrial Center Economic Development District.

CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the City Council of the City of Dubuque, Iowa, will hold a public hearing on the 2nd day of September, 2025, at 6:30 p.m. in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa. At said meeting the City Council will consider a proposed Amended and Restated Urban Renewal Plan Version 2025.4 for the Dubuque Industrial Center Economic Development District ("the District"). 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://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

The proposed Plan Version 2025.4, if approved, would expand the District to include a new Subarea X, as shown in the proposed Amended and Restated Urban Renewal Plan Version 2025.4.

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.

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.

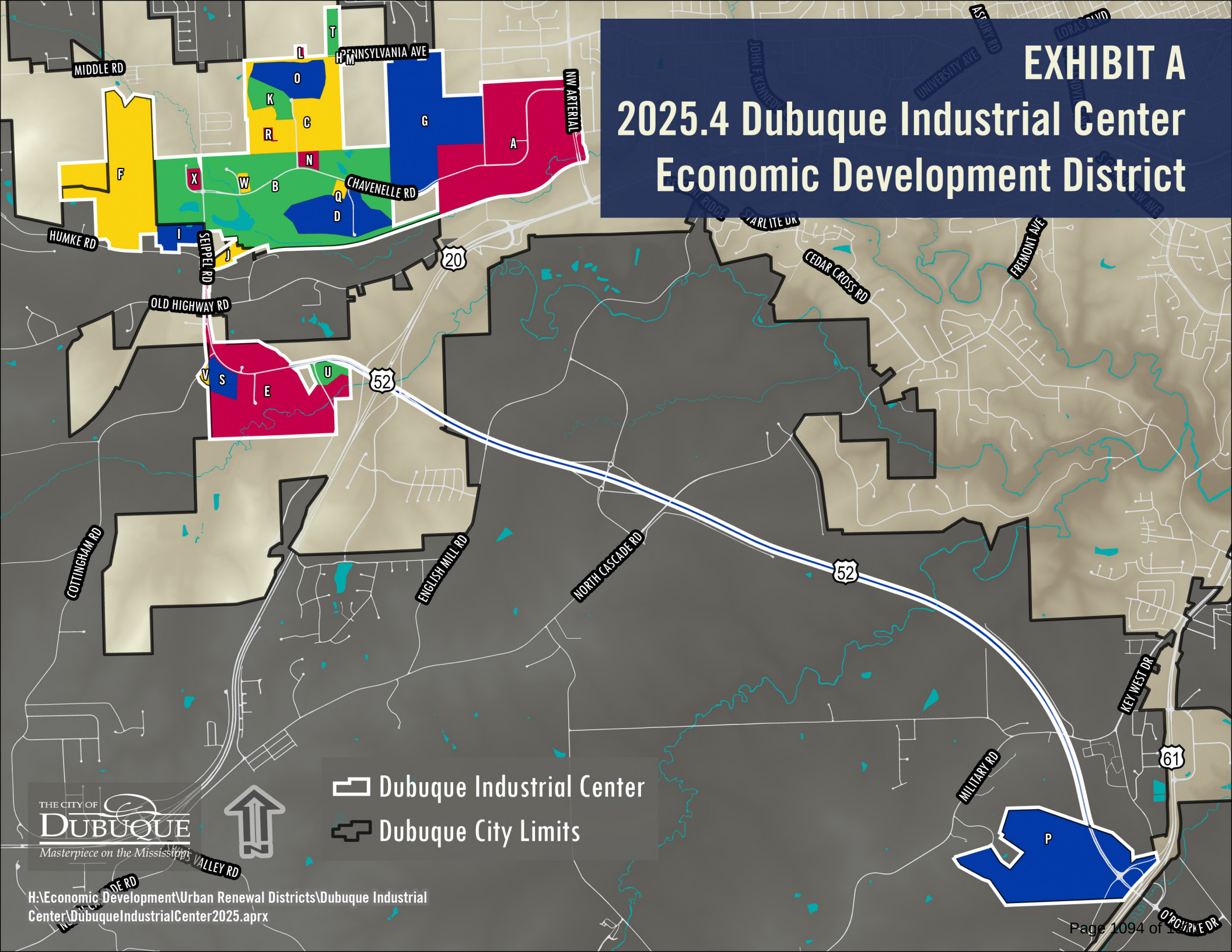
Individuals with limited English proficiency, vision, hearing, or speech impairments requiring special assistance should contact the City Clerk's Office at (563) 589-4100, TDD (563) 690-6678, ctyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 4th day of August, 2025.

Adrienne N. Breitfelder, City Clerk

EXHIBIT A

2025.4 Dubuque Industrial Center Economic Development District



THE CITY OF
DUBUQUE

Masterpiece on the Mississippi

H:\Economic Development\Urban Renewal Districts\Dubuque Industrial Center\DubuqueIndustrialCenter2025.aprx

ATTACHMENT D

DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT

(2025.4) Updated July 28, 2025

LEGAL DESCRIPTION:

Subarea A of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center Eighth Addition; and
- All of Lot 1 Dubuque Industrial Center 13th Addition; and
- Lot 2 Dubuque Industrial Center 13th Addition; and
- Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center 11th Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1-3 Dubuque Industrial Center 12th Addition; and
- Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 10th Addition; and
- Lot 2-3 Dubuque Industrial Center 12th Addition; and
- Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 12th Addition; and
- Lot 2 Dubuque Industrial Center Ninth Addition; and
- Lot 2 Dubuque Industrial Center 12th Addition; and
- Lot 2-2 Dubuque Industrial Center Sixth Addition; and
- Lot 3 Dubuque Industrial Center Ninth Addition; and
- Lot 1 Dubuque Industrial Center Sixth Addition; and
- Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
- Lot 2-1 Walter Addition; and
- Lot 2-1 Walter Addition; and
- And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea B of the District consists of the real property legally described as follows:

- Lots 1, 3, 4, 1 of 5, 6 and H of Dubuque Industrial Center West as originally platted; and
- Lots 1, 2, 3, 4, 5, 6, , and C of Dubuque Industrial Center West 2nd Addition as originally platted; and
- Lots 1, 2, 3, 4, B, and C of Dubuque Industrial Center West 4th Addition as originally platted; and
- Lots 1 of 1, 1 of 2, 2 of 2, 1 of 3, 2 of 3, A, C, and D of Dubuque Industrial Center West 5th Addition as originally platted; and
- Lot 1 and Lot A of Dubuque Industrial Center West 6th Addition as originally platted; and
- Lots 1, 1 of 2, and 2 of 2 of Dubuque Industrial Center West 7th Addition as originally platted; and
- Lot 2 of 1 of the Southwest Quarter of the Southwest Quarter and Lot 2 of 1 of the Southeast Quarter of the Southwest Quarter all in Section 30, Township 89 North, Range 2 East, 5th Principal Meridian as originally platted; and
- and all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the SE 1/4 of Section 30, the SE 1/4 of the SW 1/4 of Section 30, the NW 1/4 of Section 31, and the NE 1/4 of Section 31 all in T89N, R2E, of the 5th P.M. Dubuque County, Iowa, the centerline of which is more particularly described as follows:
beginning at a point of intersection with the easterly line of the SE 1/4 of Section 30, T89N, R2E, of the 5th P.M., thence southwesterly along the centerline of said railroad 2,700 feet, more or less a point of intersection with the westerly line of the SE 1/4 of said Section 30; thence southwesterly continuing along said centerline 845 feet, more or less, to a point where the railroad right-of-way widens to 200 feet, said point being the terminus of this description; and
- all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the Balance of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter in Section 29, Township 89 North, Range 2 East, 5th Principal Meridian; and
- any adjoining public street right-of-way all in the City of Dubuque, Dubuque County, Iowa.
- Excepting therefrom Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea C of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Second Addition; and
- Lots 2 of Dubuque Industrial Center North First Addition; and
- Lot 3 of Dubuque Industrial Center North First Addition, excepting the following part of said Lot 3:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.; and
- C of Dubuque Industrial Center North First Addition, excepting the following part of said Lot C: Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa; Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning; Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet; Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet; Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa; Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet; Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet; Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet; Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet; Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet; Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet; Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet; Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet; Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet; Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet; Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet; Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- Lot A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
- Any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea D of the District consists of the real property legally described as follows:

- Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

Subarea E of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
- All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

Subarea F of the District consists of the real property legally described as follows:

- Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
- Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North , Range 1 East of the 5th Principal Meridian, in Center Township , Dubuque County , Iowa;
- Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
- The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

Subarea G of the District consists of the real property legally described as follows:

- The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

- Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- All in the City of Dubuque, Dubuque County, Iowa.

Subarea H of the District consists of the real property legally described as follows:

- Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Subarea I of the District consists of the real property legally described as follows:

- Lot 2 Seippel Road Place #2, Dubuque County, Iowa.
- Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

Subarea J of the District consists of the real property legally described as follows:

- Lot 2 Julien Care Place, Dubuque County, Iowa.
- Lot 3 Julien Care Place, Dubuque County, Iowa
- Lot 2-1 Julien Care Place, Dubuque County, Iowa

Subarea K of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

Subarea L of the District shall include the following described properties:

- Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M.

Subarea M of the District shall include the following described properties:

- Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M.

Subarea N of the District shall include the following described properties:

- Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
- All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.

Subarea O of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and
- A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:
 - Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;
 - Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;
 - Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;
 - Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;
 - Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;
 - Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;
 - Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;
 - Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;
 - Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

- Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;
- Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;
- Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;
- Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;
- Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;
- Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;
- Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;
- Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- All in the City of Dubuque, Iowa

Subarea P of the District shall include the following described properties:

- Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and
- The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and

described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and
- A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:
 - Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of u.s. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east

on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of u.s. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

- An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:
- Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the **Point of Beginning**; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet;

thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the **End Point**, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

Subarea Q of the District shall include the following described properties:

- Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa
- All in the City of Dubuque, Iowa

Subarea R of the District shall include the following described properties:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E,

255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.

Subarea S of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

Subarea T of the District shall include the following described properties:

- The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

Subarea U of the District consists of the real property legally described as follows:

- All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
- All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

Subarea V of the District consists of the real property legally described as follows:

- All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

Subarea W of the District consists of the real property legally described as follows:

- Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea X of the District consists of the real property legally described as follows:

- Lot 7 and Lot 8 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque Iowa, according to the recorded plat thereof

All in the City of Dubuque, Iowa.

RESOLUTION NO. ____-25

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2025.4 FOR THE DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT, SETTING A DATE FOR THE PUBLIC HEARING, AND DIRECTING THE CONSULTATION PROCESS ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN VERSION 2025.4 FOR SAID DISTRICT.

WHEREAS, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the “Plan” or “Urban Renewal Plan”) for the Dubuque Industrial Center Economic Development District (the “District”) in order to provide redevelopment opportunities which will further the purposes and objectives of the foregoing Urban Renewal Plan; and

WHEREAS, City staff has recommended that the Plan be further amended to expand the District by including a new Subarea X, as shown in the Amended and Restated Urban Renewal Plan, Version 2025.4 for the Dubuque Industrial Center Economic Development District; and

WHEREAS, Iowa Code Chapter 403 requires that before a Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth therein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan Version 2025.4 for the Dubuque Industrial

Center Economic Development District to include in such Plan any appropriate project activities and details, and to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed amendment.

Section 2. That the City Council hold a public hearing on the adoption of the proposed Amended and Restated Urban Renewal Plan Version 2025.4 for the Dubuque Industrial Center Economic Development District on September 2, 2025 at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the areas covered by the Plan Version 2025.4 and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Department is further directed to send by ordinary mail a copy of said Plan Version 2025.4, the notice of public hearing, a notice of consultation, and, to the extent the Plan Version 2025.4 includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District and the Dubuque County Board of Supervisors, as the affected taxing entities.

PASSED, APPROVED and ADOPTED this 4th day of August, 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:

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

Building Code Advisory and Appeal Board

One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Representative term of Cooley)

Applicant:

Nathan Wardle, 2725 Pleasant View Dr.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting.

Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25)

Applicants:

Julie Bockenstedt, 2475 Cherry St.

Otto Krueger, 2521 Wheatland Dr.

Barbara Liskey, 2763 Lamotte Dr.

Randall Ludwitz, 867 Barbaralee

Brian Neises, 1841 Phyllrich Dr.

Darcy VanOstrand, 1222 Lincoln Ave

Housing Commission

Two, 3-Year Terms through August 17, 2028 (Expiring terms of Baumhover and Merfeld)

Applicants:

Rick Baumhover, 601 Garfield Ave.

Rick Merfeld, 2718 Andrew Ct.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Building Code Advisory and Appeal Board Applicant
3. Civil Service Commission Applicants
4. Civil Service Input
5. Housing Commission Applicants
6. Housing Input
7. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, August 4, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Building Code Advisory and Appeal Board

One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Representative term of Cooley)

Applicant:

- Nathan Wardle, 2725 Pleasant View Dr.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting.

Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25)

Applicants:

- Julie Bockenstedt, 2475 Cherry St.
- Otto Krueger, 2521 Wheatland Dr.
- Barbara Liskey, 2763 Lamotte Dr.
- Randall Ludwitz, 867 Barbaralee
- Brian Neises, 1841 Phyllrich Dr.
- Darcy VanOstrand, 1222 Lincoln Ave.

Housing Commission

Two, 3-Year Terms through August 17, 2028 (Expiring terms of Baumhover and Merfeld)

Applicants:

- Rick Baumhover, 601 Garfield Ave.
- Rick Merfeld, 2718 Andrew Ct.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

- Katie Bailey, 1085 West 5th St.

14-1A-6: BUILDING CODE ADVISORY AND APPEAL BOARD:

- A. Board Created: There is hereby created the building code advisory and appeal board.
- B. Purpose: The purpose of the board is to review proposed code adoptions and amendments for recommendation to the city council and to serve as an appeal body for the decisions of the code official.
- 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 seven (7) residents of the city, appointed by the city council.
 2. Special experience and training qualifications:
 - a. One member must be a residential construction professional.
 - b. One member must be a commercial construction professional.
 - c. One member must be an electrical construction professional.
 - d. One member must be a plumbing construction professional.
 - e. One member must be a heating, ventilation, and air conditioning (HVAC) construction professional.
 - f. Two (2) multi-disciplinary representatives, which could be an architect, engineer, building designer, or general construction professional.
 3. Alternates: Alternate representatives shall be appointed for the residential construction professional, commercial construction professional, electrical construction professional, plumbing construction professional, and HVAC construction professional positions and shall be called upon to participate in the event of a conflict of interest or unavailability of the primary appointee.
- 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 three (3) years or until such member's successor is appointed and qualified.
- 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 (1) year. The code official or the code official's designee shall serve as secretary of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term.
- J. Meetings:
1. Regular Meetings: The board must meet upon call of the Chairperson, the City Manager, or the City Manager's designee.
 2. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.
 3. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.
 4. Appeals: The board shall meet upon notice from the Chairman, within not less than ten (10) days and not more than ninety (90) days of the filing of an appeal, at stated periodic meetings, or at the written request of a majority of the members.
 5. 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.
 6. 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.
 7. Quorum: Four (4) members of the board must be in attendance to constitute a quorum for the transaction of business. An affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution.
- 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 review proposed code adoptions and amendments for recommendation to the City Council.
2. To serve as an appeal body for the decisions of the Code official based upon the codes adopted by the City under Title 14 of this code.
3. When hearing an appeal:
 - a. The board may reverse or modify a decision of the code official only upon finding that:
 - (1) The true intent of the applicable code or the rules legally adopted thereunder have been incorrectly interpreted by the Code official; or
 - (2) The provisions of the applicable code do not fully apply; or
 - (3) An equal or better form of construction has been proposed and is appropriate.
 - b. The board shall require sufficient evidence or proof be submitted to substantiate any claims that an equal or better form of construction is appropriate.
 - c. In order to make a finding that an equal or better form of construction is appropriate the board must find the proposed material or method of construction is satisfactory for the use intended and complies with the provisions of this Code, and that the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed by this Code in suitability, strength, effectiveness, durability, fire resistance, and safety.
 - d. All appeal hearings shall be conducted in accordance with the procedures specified in this Code.
 - e. The board shall have no authority relative to interpretation of the administrative provisions of this Code nor shall the board be empowered to waive requirements of this Code.

N. Application For Appeal:

1. Any person affected by a decision of the code official or a notice or order issued under this Code shall have the right to appeal, provided a written application for appeal is filed within twenty (20) days after the decision, notice, or order was served.
2. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equal or better form of construction is proposed. The board may find a proposed form of construction to be equal or better.

O. Disqualification Of Member: A member shall not hear an appeal in which that member has a personal, professional, or financial interest.

P. Postponed Hearing: Either the City or the appellant may request a postponement of a hearing subject to the approval of the Code official. In no event may a postponement exceed ninety (90) days beyond the date of the appeal. (Ord. 21-16, 6-6-2016, eff. 7-1-2016; amd. Ord. 44-20, 12-7-2020; Ord. 25-24, 6-17-2024)

From: noreply@civicplus.com

To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Michael Belmont](#); [Jeff Zasada](#); [Jean Noel](#);

Subject: Online Form Submittal: Board/Commission Application Form

Sent: 7/22/2025 2:23:42 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, Commission, or Committee applying for: Building Code Advisory and Appeals Board

Please identify which opening on the Building Code Advisory and Appeals Board your Multidisciplinary Representatives, a Building Designer

qualifications
represent:

Name: Nathan Wardle

Pronunciation: Nay-than War-dull

Street Address: 2725 Pleasant View Drive
You must live Apt 202
within the Dubuque, IA 52001
Dubuque city
limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52807

Preferred Phone 5636908372
Number:

Email nathanw682@gmail.com
Address(es):

How did you hear City of Dubuque Website, Other:
about City of
Dubuque Boards
and
Commission?

If other, please Recommendation - Christina Monk - FEH Design
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently No
serving on other
Boards,
Commissions, or
Committees?

If yes, which? *Field not completed.*

Have you served No
on a Board,
Commission, or

Committee
before?

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission?

I am a local designer at FEH Design on Main Street. I am interested in building codes and becoming involved in my community. I feel also that this will provide great experience and networking opportunities for me

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?

I have a bachelor's degree of architecture from Iowa State University; there I also received a minor in historic preservation. as a design professional in the cities of Davenport and Dubuque I have been a part of multiple design teams working on construction documents for various building types and sizes following local and state building code requirements. I have particular experience in educational buildings, FEMA shelters, fire code, accessibility and sustainability.

Share your experience working in diverse environments:

While working with FEH Design here in Dubuque, I have worked on a variety of projects including Holy Ghost Schools adaptive reuse design, many educational buildings in southern Wisconsin, and the development of projects that impact the Main Street District of our downtown. While in Davenport I worked on several projects in conjunction with the State of Missouri on public and federal buildings.

List two professional references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

Christina Monk - FEH Design - Supervisor - (563) 580 - 1115
Chris Wand - FEH Design - Mentor - (563) 599 - 6800

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):

Nathan R Wardle

Date:

7/22/25

Email not displaying correctly? [View it in your browser.](#)

CHAPTER 2

CIVIL SERVICE COMMISSION

SECTION:

2-2-1: Commission Created

2-2-2: Purpose

2-2-3: Internal Organization And Rules

2-2-4: Procedures For Operation

2-2-5: Membership

2-2-6: Oath

2-2-7: Terms

2-2-8: Vacancies

2-2-9: Officers/Organization

2-2-10: Meetings

2-2-11: Compensation

2-2-12: Removal

2-2-13: Powers

2-2-14: City Council To Furnish Meeting Room, Equipment, Recorder

2-2-15: Record Of Meetings And Personnel

2-2-16: Examination Of Applicants

2-2-17: Conduct Of Examinations; Certification Of Qualified Persons

2-2-18: Procedure For Conduct Of Hearing Appeals

2-2-1: COMMISSION CREATED:

There is hereby created the civil service commission. (Ord. 56-15, 9-8-2015)

2-2-2: PURPOSE:

The purpose of the commission is to conduct entrance examinations, conduct promotional examinations, and act as an appeals board as provided in chapter 400 of the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-3: INTERNAL ORGANIZATION AND RULES:

The commission 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. (Ord. 56-15, 9-8-2015)

2-2-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 56-15, 9-8-2015)

2-2-5: MEMBERSHIP:

A. Composition: The commission comprises three (3) residents of the city, appointed by the mayor with approval of the city council.

B. Special Qualifications:

1. Commissioners must be citizens of Iowa, eligible electors as defined in the Iowa Code, and may not hold or be a candidate for any office of public trust.

2. The equity and human rights director shall, ex officio, be a member, without vote.

3. Commissioners may not do any of the following:

a. Sell, or in any manner become parties, directly or indirectly, to any contract to furnish supplies, material, or labor to the city unless the sale is made or the contract is awarded by competitive bid in writing, publicly invited and opened.

b. Have an interest, direct or indirect, in any contract or job of work or material or the profits thereof or services to be furnished or performed for the city unless the contract or job is awarded by competitive bid in writing, publicly invited and opened. (Ord. 56-15, 9-8-2015; amd. Ord. 47-22, 12-19-2022; Ord. 28-24, 6-17-2024)

2-2-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission

following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 56-15, 9-8-2015; amd. Ord. 28-24, 6-17-2024)

2-2-7: TERMS:

The term of office for commissioners is four (4) years or until such commissioner's successor is appointed and qualified. (Ord. 56-15, 9-8-2015)

2-2-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 56-15, 9-8-2015)

2-2-9: OFFICERS/ORGANIZATION:

The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year. The city clerk, or the city clerk's designee, is the clerk of the commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 56-15, 9-8-2015)

2-2-10: MEETINGS:

- A. Regular Meetings: The commission meets monthly. When there is no business, there is no obligation to meet.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Two (2) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 56-15, 9-8-2015; amd. Ord. 37-22, 11-7-2022; Ord. 28-24, 6-17-2024)

2-2-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget. (Ord. 56-15, 9-8-2015)

2-2-12: REMOVAL:

The mayor may remove any commissioner for cause upon written charges and after public hearing. (Ord. 56-15, 9-8-2015)

2-2-13: POWERS:

The commission has the powers, duties, and responsibilities as outlined in chapter 400 of the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-14: CITY COUNCIL TO FURNISH MEETING ROOM, EQUIPMENT, RECORDER:

The city council must provide suitable rooms in which the commission may hold its meetings and supply the commission with all necessary equipment and a qualified shorthand reporter to enable it properly to perform its duties. (Ord. 56-15, 9-8-2015)

2-2-15: RECORD OF MEETINGS AND PERSONNEL:

The commission must keep a record of all its meetings and also a complete individual service record of each civil service employee which record must be permanent and kept up to date. (Ord. 56-15, 9-8-2015)

2-2-16: EXAMINATION OF APPLICANTS:

Examinations for the positions in the city civil service are to be applicable and required of all applicants in accordance with the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-17: CONDUCT OF EXAMINATIONS; CERTIFICATION OF QUALIFIED PERSONS:

The commission must conduct examinations in accordance with the provisions of the laws of the state relative thereto, and for the purpose of determining the qualifications of applicants for positions under civil service, and must duly certify to the city council a list of the qualified persons as set forth in the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-18: PROCEDURE FOR CONDUCT OF HEARING APPEALS:

Notwithstanding chapter 1 of this title, the commission may adopt its own rules governing the procedure for the conduct of hearing appeals. (Ord. 56-15, 9-8-2015)

From: noreply@civicplus.com
To: [Adrienne Breidfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/25/2025 11:35:04 AM

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, Commission, or Committee applying for:

Name: Julie Bockenstedt

Pronunciation: *Field not completed.*

Street Address: 2475 Cherry St
You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52001

Preferred Phone Number: 5635137818

Email Address(es): Juliebockenstedt@yahoo.com

How did you hear about City of Dubuque Boards and Commission? City of Dubuque Social Media

If other, please specify: *Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program? Yes

If so, when? Not sure what year 22 or 23

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before? No

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission? Help conduct exams and to promote awards to those deserving a award, be a voice for the police and fire

Describe your I volunteered as a Auxiliary officer for awhile and have been to the

experiences
(professional,
personal, or
volunteer), skills,
and /or education
that have
prepared you for
service on this
Board or
Commission?

physical portion of the police exams by timing runners. I also have
done ride a longs with officers and understand what officers deal
with. Also I'm President of the Dubuque Crimestoppers at this time I
have held this position for 2 years now.

Share your
experience
working in
diverse
environments:

It doesn't matter race, age, gender, sexual orientation, they are all
human beings that need to be treated fairly..
I worked with people from Jamaica and Hungarian before and yes it
took awhile to understand them and also to understand me but I
didn't treat anyone different. I learned to appreciate what they
brought to the job and how they could change something or make it
easier to do.

List two
professional
references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

Tony Siegert 563-451-5512 Crimestoppers secretary
Renee Miller 563-258-1325 Former coworker

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):

Julie Bockenstedt

Date:

7/25/2025

Email not displaying correctly? [View it in your browser.](#)

Adrienne Breitfelder

From: noreply@civicplus.com
Sent: Friday, August 1, 2025 12:11 PM
To: Adrienne Breitfelder; Trish Gleason; Temwa Phiri; Shelley Stickfort; Pam McCarron
Subject: Online Form Submittal: Board/Commission Application Form

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, Commission, or Committee applying for: Civil Service Commission

Name: Otto S Krueger

Pronunciation: *Field not completed.*

Street Address: You must live within the Dubuque city limits to apply/serve on a City of 2521 Wheatland Dr

Dubuque board or
commission.

Zip Code: 52002

Preferred Phone
Number: 5634514446

Email Address(es): ottokrueger@mchsi.com

How did you hear about
City of Dubuque Boards
and Commission? Through a Friend

If other, please specify: *Field not completed.*

Have you participated in
the City of Dubuque City
Life Program Life
program? No

If so, when? *Field not completed.*

Are you currently
serving on other Boards,
Commissions, or
Committees? No

If yes, which? *Field not completed.*

Have you served on a
Board, Commission, or
Committee before? Yes

If yes, which? Long Range Planning Commission
Civil Service Commission
Historic Preservation Commission

Why are you interested
in applying for this
Board or Commission? I was on the Commission before and enjoyed it. I have retired
and looking for something to do.

Describe your
experiences
(professional, personal,
or volunteer), skills, and
/or education that have
prepared you for service I was on the commission about 15 years ago. I also served 2
terms on the Dubuque Community School Board with one year
being the President. I have a Masters Degree in Public
Administration.

on this Board or
Commission?

Share your experience
working in diverse
environments:

Retired 20 year Air Force Officer allowed me to work in any
kind of environment. I was also a school bus driver for the
school district.

List two professional
references: (Examples:
employer, coworker,
client, vendor, mentor,
volunteer organizer,
etc.))

Tom Kane, 563-590-4335, friend
Roy Buol, 563-564-7753, friend
Scott Engelman, 563-590-9659, friend

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):

Otto S Krueger

Date:

8/1/25

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breidfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/31/2025 4:01:02 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, Commission, or Committee applying for: Civil Service Commission

Name: Barbara Liskey

Pronunciation: *Field not completed.*

Street Address: 2763 Lamotte Dr
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) 580-3621
Number:

Email beliskey@yahoo.com
Address(es):

How did you hear City of Dubuque Social Media
about City of
Dubuque Boards
and
Commission?

If other, please *Field not completed.*
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently No
serving on other
Boards,
Commissions, or
Committees?

If yes, which? *Field not completed.*

Have you served No
on a Board,
Commission, or
Committee
before?

If yes, which? *Field not completed.*

Why are you It sounds interesting. I've always liked to work with police, fire and
interested in believe civil service is an important function in any community.
applying for this
Board or
Commission?

Describe your I have 20 years of working as a legal secretary, plus 18 years in the

experiences
(professional,
personal, or
volunteer), skills,
and /or education
that have
prepared you for
service on this
Board or
Commission?

banking industry. A lot of years working with the public. While in Michigan, I was active in the JayCees and developed many community contacts.

Share your
experience
working in
diverse
environments:

Working in the legal and banking fields and being a JC, I've worked with people from all walks of life, low income to wealthy, all colors and several nationalities. People are people and all need to be treated with respect. Lu Ann

List two
professional
references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

Lu Ann Bowman, 563-663-2919, friend and former bank supervisor
Lisa Schroeder, 563-564-9637, friend

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):

Barbara Liskey

Date:

07/31/2025

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breidfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/29/2025 5:45:39 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, Commission, or Committee applying for:

Name: Randall Ludowitz

Pronunciation: Ran-Dell Lou-Dough-Wits

Street Address: 867 Barbaralee
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) 663-1770
Number:

Email Rludy2002@aol.com
Address(es):

How did you hear Other:
about City of
Dubuque Boards
and
Commission?

If other, please Telegraph Herald
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently No
serving on other
Boards,
Commissions, or
Committees?

If yes, which? *Field not completed.*

Have you served No
on a Board,
Commission, or
Committee
before?

If yes, which? *Field not completed.*

Why are you I had many interactions with Civil Service when I served as a Union
interested in Steward.
applying for this
Board or
Commission?

Describe your I was a Union Steward with the City of Dubuque and was present for

experiences
(professional,
personal, or
volunteer), skills,
and /or education
that have
prepared you for
service on this
Board or
Commission?

many meetings with Civil Service in matters of grievances and
contracts

Share your
experience
working in
diverse
environments:

I worked for the City for over 30 years and delt with lots of diverse
employees and citizens. I volunteer at the Veterans Freedom Center.
I give rides for Duride. And Volunteer at Hospice of Dubuque.

List two
professional
references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

Kevin Saylor 563 542 5489. Kevin was the Business agent with
Teamsters local 421.

Al Rowell 563 542-6512 Al is President of the Veterans Freedom
Center

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):

Randall Ludowitz

Date:

7-29-2025

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breidfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/29/2025 7:03:07 AM

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, Commission, or Committee applying for:

Name: Brian J Neises

Pronunciation: Nice-es

Street Address: 1841 Phyllrich Dr.
You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52002

Preferred Phone Number: 5633132466

Email Address(es): neisesbrian@gmail.com

How did you hear about City of Dubuque Boards and Commission? Other:

If other, please specify: Telegraph Herald

Have you participated in the City of Dubuque City Life Program Life program?

No

If so, when? *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?

No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before?

No

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission?

I just moved back to Dubuque from Asbury and would like to be involved in supporting city.

Describe your I currently am a program manager at Goodwill and former Dubuque

experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?

Share your experience working in diverse environments:

I dedicated 15 years to Dubuque Schools starting at Central Altrnative High School and ending at Lincoln Elementary. Both were tough schools with a variety of student backgrounds and socio economic levels.

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))

Randy Rennison 581-3227, oldest living friend
Brad Cavanaugh, friend and fellow volunteer at Bridges out of Poverty

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):

Brian J Neises

Date:

07/29/2025

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/29/2025 8:03:06 AM

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, Commission, or Committee applying for:

Name: Darcy VanOstrand

Pronunciation: *Field not completed.*

Street Address: 1222 Lincoln Ave
You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52001

Preferred Phone Number: 563-564-6232

Email Address(es): d_kiebler@yahoo.com

How did you hear about City of Dubuque Boards and Commission?

If other, please specify: TH paper

Have you participated in the City of Dubuque City Life Program Life program?

No

If so, when? *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?

No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before?

No

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission?

I want to be more involved

Describe your I own my business & have been dealing with a lot of people for many

experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?

Share your experience working in diverse environments:

In my job I have had to work with people from many different backgrounds and ages

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))

Cheryl Bybee (309) 230-8640-client
Katrina Wilberding (563) 580-7357-client

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):

Darcy VanOstrand

Date:

7/29/2025

Email not displaying correctly? [View it in your browser.](#)

Adrienne Breitfelder

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Monday, August 4, 2025 12:28 PM
To: Adrienne Breitfelder
Subject: A new Service Request has been created [Request ID #225767] (Contact City Council) - Dubuque, IA

Caution! This message was sent from outside your organization. Never give your login information and password over email!

[Allow sender](#) | [Block sender](#) | [Report](#)

Dubuque, IA

A new service request has been filed.

Service Request Details

ID 225767
Date/Time 8/4/2025 12:28 PM
Type Contact City Council
Address 2475 CHERRY ST, Dubuque
Origin Website
Comments Hello,
My name is Julie Bockenstedt and I'm originally from Dyersville but moved to Dubuque in 2014. I live on Cherry St since 2016, I live with my Husband Doug and we have no kids. I'm interested in the Civil Service Commission Board. Right now I volunteer with the Dubuque Police Auxiliary, and also Crimestoppers of Dubuque. Willing to learn new things and meet new people.
Thank you for your time.
JULIE BOCKENSTEDT
Submitter Bockenstedt, Julie G
2475 Cherry St
Dubuque, IA 52001
563-513-7818
Juliebockenstedt@yahoo.com

[View in QAlert](#)

ARTICLE B. HOUSING COMMISSION

SECTION:

2-5B-1: Commission Created

2-5B-2: Purpose

2-5B-3: Internal Organization And Rules

2-5B-4: Procedures For Operation

2-5B-5: Membership

2-5B-6: Oath

2-5B-7: Terms

2-5B-8: Vacancies

2-5B-9: Officers/Organization

2-5B-10: Meetings

2-5B-11: Compensation

2-5B-12: Removal

2-5B-13: Powers

2-5B-14: Project Approval

2-5B-15: Monitor Housing Program; Conduct Hearings On Grievances

2-5B-1: COMMISSION CREATED:

There is hereby created the housing commission. (Ord. 67-15, 10-19-2015)

2-5B-2: PURPOSE:

The purpose of the commission is to undertake and carry out studies and analysis of housing needs and the meeting of such needs; to recommend proposed projects in the area of low and moderate income housing for the citizens of the city; to monitor the city's housing programs; and to conduct grievances regarding the rental assistance program, except in the area of property maintenance code enforcement. (Ord. 31-16, 6-20-2016, eff. 7-1-2016)

2-5B-3: INTERNAL ORGANIZATION AND RULES:

The commission 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. (Ord. 67-15, 10-19-2015)

2-5B-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 67-15, 10-19-2015)

2-5B-5: MEMBERSHIP:

A. Number: The commission comprises ten (10) residents of the city.

B. Special Qualifications:

1. At least three (3) members must be appointed specifically on the basis of experience in real estate development, banking, finance, accounting, funds management, or other related areas of expertise.

2. One (1) member must be a person who is a recipient of tenant based rental assistance under section 8 of the United States Housing Act of 1937, whose name appears on a lease of section 8 property. If such member ceases to be a recipient of rental assistance under section 8, the term of such member is deemed terminated and a new member who meets the requirements of this subsection must be appointed for the remainder of the term.

3. The remaining members are at-large members.

4. Cross-Representation:

a. One (1) member must be appointed by the commission, with city council approval, to serve on the community development advisory commission.

b. One (1) member must be appointed by the commission, with city council approval, to serve on the long range planning advisory commission. (Ord. 74-15, 12-7-2015; amd. Ord. 5-21, 2-15-2021; Ord. 54-23, 12-4-2023; Ord. 33-24, 6-17-2024)

2-5B-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission

following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 67-15, 10-19-2015; Ord. 33-24, 6-17-2024)

2-5B-7: TERMS:

The term of office for commissioners is three (3) years or until such commissioner's successor is appointed and qualified. The terms of the cross representative appointees to the community development advisory commission and the long range planning advisory commission must coincide with their terms on the housing commission. (Ord. 67-15, 10-19-2015; amd. Ord. 5-21, 2-15-2021)

2-5B-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 67-15, 10-19-2015)

2-5B-9: OFFICERS/ORGANIZATION:

The commissioners 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 commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 67-15, 10-19-2015)

2-5B-10: MEETINGS:

- A. Regular Meetings: The commission must meet quarterly.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Six (6) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 67-15, 10-19-2015; amd. Ord. 38-21, 11-1-2021; Ord. 33-24, 6-17-2024)

2-5B-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget. (Ord. 67-15, 10-19-2015)

2-5B-12: REMOVAL:

Except as provided in subsection 2-5B-10D1 of this chapter, the city council may remove any commissioner for good cause. (Ord. 67-15, 10-19-2015)

2-5B-13: POWERS:

The commission has the following powers, duties, and responsibilities:

- A. To contribute as appropriate in the planning, coordinating, and review of housing development;
- B. To conduct public hearings to ensure meaningful citizen input in the planning, implementation, and assessment of the city's housing programs;
- C. To provide for and encourage the participation of low and moderate income persons in the planning, implementation, and assessment of housing programs;
- D. To provide input into the community planning process and to assist in accomplishing a coordinated and consistent housing development program of the city in accordance with present and future housing needs;
- E. To request and review ongoing surveys assessing housing needs and identifying future community housing needs, particularly the needs of persons of low and moderate income;
- F. To support the efforts of the city council and other city commissions in the assessment of the general housing needs of the community;
- G. To undertake from time to time other specific ongoing housing planning which may be referred to it by the city council;
- H. To research and recommend to the city council policies and programs facilitating the development of affordable housing;
- I. To undertake public information efforts to educate citizens of the availability of federal, state, and locally funded housing assistance programs;

J. To assist in the preparation of the housing element of the city comprehensive plan and the annual consolidated plan; and

K. Undertake such additional duties, upon the request of the City Council. (Ord. 67-15, 10-19-2015; amd. Ord. 54-23, 12-4-2023)

2-5B-14: PROJECT APPROVAL:

Any proposed low rent housing project is subject to the approval of the city council and any project requiring a referendum as provided in the Iowa Code must be submitted to the voters of the city in accordance with the Iowa Code. (Ord. 67-15, 10-19-2015)

2-5B-15: MONITOR HOUSING PROGRAM; CONDUCT HEARINGS ON GRIEVANCES:

The commission monitors the city's housing program and conducts hearings on grievances arising out of the operation of such program with the exception of property maintenance code enforcement which is handled by the housing board of appeals. (Ord. 31-16, 6-20-2016, eff. 7-1-2016)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Alexis Steger](#); [Gina Hodgson](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/20/2025 3:49:06 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, Housing Commission
Commission, or
Committee
applying for:

Please identify At-Large
which opening on
the Housing
Commission your
qualifications
represent

Name: RICK BAUMHOVER

Pronunciation:	<i>Field not completed.</i>
Street Address:	601 garfield avenue, apartment 103
You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	
Zip Code:	52001
Preferred Phone Number:	5634951444
Email Address(es):	dbqhawk@yahoo.com
How did you hear about City of Dubuque Boards and Commission?	City of Dubuque Website, City of Dubuque Social Media, Through a Friend
If other, please specify:	<i>Field not completed.</i>
Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	<i>Field not completed.</i>
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	housing commission, housing trust fund advisory committee and equity-human rights commission
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	housing commission, housing trust fund advisory committee and

equity-human rights commission and cable tv commission.

Why are you interested in applying for this Board or Commission?	i have served on this commission for a very long time and feel that i make a great contribution and i would like to continue
--	--

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	been a member of this commission for years and others and feel that i contribute very well and i love my city of dubuque and wish to give back however i can
---	--

Share your experience working in diverse environments:	i work excellent with others and i am 100% welcome to people from all backgrounds whatever they may be
--	--

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Dawn Potter, 563-599-4077, landlord and very good friend for 25 years Jeff Lenhart, 563--880-1042, staff at the dubuque mission and personal friend
--	--

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):	Rick j Baumhover
---	------------------

Date:	july 20, 2025
-------	---------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Alexis Steger](#); [Gina Hodgson](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/18/2025 9:55:00 AM

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, Commission, or Committee applying for: Housing Commission

Please identify which opening on the Housing Commission your qualifications represent Experience in real estate, banking, finance, accounting, funds management, or other related areas of expertise

Name: Rick Merfeld

Pronunciation:	<i>Field not completed.</i>
Street Address:	2718 Andrew Ct
You must live within the Dubuque city limits to apply/serve on a City of Dubuque board or commission.	
Zip Code:	52001
Preferred Phone Number:	563.580.0355
Email Address(es):	Execdir@svdpdubuqueiowa.org
How did you hear about City of Dubuque Boards and Commission?	Other:
If other, please specify:	Currently finishing my first 3-year term on the Housing Commission. I'm the current chairperson.
Have you participated in the City of Dubuque City Life Program Life program?	No
If so, when?	<i>Field not completed.</i>
Are you currently serving on other Boards, Commissions, or Committees?	Yes
If yes, which?	Housing Commission
Have you served on a Board, Commission, or Committee before?	Yes
If yes, which?	Current member of the Housing Commission
Why are you	I've appreciated my first three years of service and would like to

interested in
applying for this
Board or
Commission?

continue on the Housing Commission. There is great value in being
part of this important commission.

Describe your
experiences
(professional,
personal, or
volunteer), skills,
and /or education
that have
prepared you for
service on this
Board or
Commission?

I have experience in higher education housing operations and am
the current executive director for St. Vincent de Paul.

Share your
experience
working in
diverse
environments:

In my role with SVDP, I regularly interact with and service persons
from a great diversity of backgrounds and experiences.

List two
professional
references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

Joanne Tobin, 563.590.4156, Board Treasurer, SVdP
Ross Janes, Housing Commission Member, 563.580.6578

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):

Rick Merfeld

Date:

7/18/2025

Email not displaying correctly? [View it in your browser.](#)

Adrienne Breitfelder

From: City of Dubuque <noreply-dubuque@qscend.com>
Sent: Sunday, August 3, 2025 12:07 PM
To: Adrienne Breitfelder
Subject: A new Service Request has been created [Request ID #225736] (Contact City Council) - Dubuque, IA

Caution! This message was sent from outside your organization. Never give your login information and password over email! [Allow sender](#) | [Block sender](#) | [Report](#)

Dubuque, IA

A new service request has been filed.

Service Request Details	
ID	225736
Date/Time	8/3/2025 12:07 PM
Type	Contact City Council
Address	Dubuque
Origin	Website
Comments	DEAR HONORABLE MAYOR AND MEMBERS OF THE DUBUQUE CITY COUNCIL, I VERY MUCH HUMBLY ASK FOR YOUR CONSIDERATION TO AGAIN BE RE-APPOINTED TO THE DUBUQUE HOUSING COMMISSION. I HAVE BEEN A FAITHFUL ACTIVE MEMBER OF THIS VERY IMPORTANT COMMISSION AND I TAKE MY ROLE VERY SERIOUS AND ATTEND EACH AND EVERY MEETING AND PROVIDE INPUT AT ALL TIMES AND ALSO LISTEN VERY CAREFULLY AND READ AND REREAD ALL MATERIALS SO I AM FULLY PREPARED. IT IS TRULY AN HONOR TO BE ON THIS COMMISSION AND WE HAVE A TREMENDOUS TEAM, WE ALL WORK TOGETHER ON THE SAME MISSION, AND WE ALL RESPECT ONE ANOTHER WHICH IS MOST IMPORTANT. I FEEL SO HONORED TO BE A PART OF THIS DUBUQUE COMMUNITY ALL MY LIFE AND OF COURSE TO BE REPRESENTED BY SUCH A DYNAMIC AND PROFESSIONAL CITY COUNCIL AND

MAYOR SUCH AS YOURSELVES AND I
FIRMLY BELIEVE THAT FOR ALL WE AND I
HAVE BEEN GIVEN BY DUBUQUE, SERVING
ON A BOARD OR A COMMISSION IS THE
LEAST WE CAN DO TO EXPRESS MY
APPRECIATION, AGAIN IT HAS BEEN A HUGE
HONOR AND HOPEFULLY WITH YOUR VOTE
I CAN CONTINUE TO MAKE DUBUQUE A
BRIGHT SHINING CITY ON A BLUFF, THANK
YOU AND MAY GOD CONTINUE TO BLESS
EACH AND EVERY ONE OF YOU.

Submitter Baumhover, Richard J
601 Garfield Ave, 103
Dubuque, IA 52001
563-495-1444
dbqhawk@yahoo.com

[View in QAlert](#)

Dubuque, IA

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	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

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	Mary	Loney-Bichell	6/30/27
Business Prof - In Cultural Dist. 1	Nick	Halder	6/30/28
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/28
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Jessica	Ochoa	6/30/28

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	Miquel	Jackson	4/6/29
Public Member 4	Open	Open	4/6/27
Public Member 5	Open	Open	4/6/27

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

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	7/1/28
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	7/1/28
Interim District Rep. 1	Adam	Schwendinger	NA

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	Jessica	Connery	7/1/29

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	Open	Open	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

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

**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	Julietta	Scott	8/17/26
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	Open	Open	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	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

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	Open	Open	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	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Alex	Kruse	7/30/28
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	7/1/28
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	7/1/28

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	3/25/30
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**

BOARDS/COMMISSIONS # 2.

ITEM TITLE:

Boards and Commission Appointments

SUMMARY:

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

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

Katie Bailey, 1085 West 5th St.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Transit Advisory Board Applicant
3. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, August 4, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Building Code Advisory and Appeal Board

One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Representative term of Cooley)

Applicant:

- Nathan Wardle, 2725 Pleasant View Dr.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting.

Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25)

Applicants:

- Julie Bockenstedt, 2475 Cherry St.
- Otto Krueger, 2521 Wheatland Dr.
- Barbara Liskey, 2763 Lamotte Dr.
- Randall Ludwitz, 867 Barbaralee
- Brian Neises, 1841 Phyllrich Dr.
- Darcy VanOstrand, 1222 Lincoln Ave.

Housing Commission

Two, 3-Year Terms through August 17, 2028 (Expiring terms of Baumhover and Merfeld)

Applicants:

- Rick Baumhover, 601 Garfield Ave.
- Rick Merfeld, 2718 Andrew Ct.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Transit Advisory Board

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

- Katie Bailey, 1085 West 5th St.

TITLE 5

TRANSIT SYSTEM

CHAPTER 1

TRANSIT ADVISORY BOARD

SECTION:

5-1-1: Board Created

5-1-2: Purpose

5-1-3: Internal Organization And Rules

5-1-4: Procedures For Operation

5-1-5: Membership

5-1-6: Oath

5-1-7: Terms

5-1-8: Vacancies

5-1-9: Officers; Organization

5-1-10: Meetings

5-1-11: Compensation

5-1-12: Removal

5-1-13: Powers

5-1-14: Fare Increase Or Reduction In Service, Procedure

5-1-1: BOARD CREATED:

There is hereby created the Transit Advisory Board. (Ord. 50-14, 7-21-2014)

5-1-2: PURPOSE:

The purpose of the board is to recommend the establishment of routes, schedules, and changes in fare structure and/or rates. (Ord. 50-14, 7-21-2014)

5-1-3: 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. (Ord. 50-14, 7-21-2014)

5-1-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the City govern the board in all its operations. (Ord. 50-14, 7-21-2014)

5-1-5: MEMBERSHIP:

The board comprises five (5) residents of the City, appointed by the City Council. (Ord. 50-14, 7-21-2014)

5-1-6: 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. (Ord. 50-14, 7-21-2014; amd. Ord. 39-24, 6-17-2024)

5-1-7: TERMS:

The term of office for members of the board is three (3) years or until such member's successor is appointed and qualified. (Ord. 50-14, 7-21-2014)

5-1-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 50-14, 7-21-2014)

5-1-9: 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. (Ord. 50-14, 7-21-2014)

5-1-10: MEETINGS:

A. Regular Meetings: The board will meet bimonthly, September through May, meeting no less than four (4) times per year.

B. Special Meetings: Special meetings may be called by the Chairperson or at the written request of a majority of the members.

C. Open Meetings: All meetings must be called and held in conformance with the Iowa Open Meetings Law.

D. Attendance:

1. 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.

2. Attendance must be entered upon the minutes of all meetings.

E. 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.

F. Quorum: Three (3) members of the board constitute a quorum for the transaction of business. The affirmative vote of a majority of the members present and voting is necessary for the adoption of any motion or resolution. (Ord. 11-18, 3-19-2018; amd. Ord. 39-24, 6-17-2024)

5-1-11: 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. (Ord. 50-14, 7-21-2014)

5-1-12: REMOVAL:

Except as provided in subsection 5-1-10D1 of this chapter, the City Council may remove any member for good cause. (Ord. 32-15, 5-18-2015)

5-1-13: POWERS:

The board has the following powers, duties, and responsibilities:

A. Advise the City Council on executing agreements and grants relating to the transit system operation and the purchase of new equipment.

B. Advise the City Council on rates, fares, or charges for the transportation of passengers and any incidental services and the rates or charges to be made for advertising in buses or any other facility. (Ord. 50-14, 7-21-2014)

5-1-14: FARE INCREASE OR REDUCTION IN SERVICE, PROCEDURE:

A. Definitions: The following words and phrases, when used in this title shall, for the purpose of this title, have the meanings respectively ascribed to them in this section:

SUBSTANTIAL REDUCTION IN SERVICE: 1. Routes: Elimination of a route;

2. Service Hours: Reduction of ten percent (10%) of service hours of a route;

3. Service Miles: Reduction of ten percent (10%) of service miles of a route; and/or

4. Bus Stops: Elimination of one or more stops on a route that would result in a greater than one-fourth $\frac{1}{4}$ mile walking distance between bus stops.

B. Public Hearing: Prior to the adoption of any fare increase or a substantial reduction in service by the City Council, the City Council must set a time and place for public hearing on such proposed fare increase or reduction in service, and must cause a notice of the time and place of such hearing to be published in a newspaper of general circulation in the City not less than four (4) nor more than twenty (20) days prior to such hearing. All notices must comply with all Federal, State, and local regulations.

C. Contents Of Notice: The notice must state the time and place of hearing, include a summary of the proposed fare increase or reduction in service level, indicate who the increase or reduction will affect, indicate the date the increase or reduction will take effect, and request that interested persons comment, in writing filed with the City Clerk prior to the time of the public hearing or in person at the public hearing, on the proposed increase or reduction. The notice must also state that any comments submitted will be considered by the City Council, and that following the public hearing, the City Council will act to adopt, modify or reject the proposed fare increase or reduction in service. All notices must comply with all Federal, State, and local regulations. (Ord. 60-14, 10-6-2014)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Ryan Knuckey](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 7/10/2025 3:57:57 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, Transit Advisory Board
Commission, or
Committee
applying for:

Name: Katie Bailey

Pronunciation: Kay-tee Bay-lee

Street Address: 1085 W. 5th St. Dubuque, IA
You must live
within the
Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52001

Preferred Phone Number: 319-215-0277

Email Address(es): kbailey@dbq.edu

How did you hear about City of Dubuque Boards and Commission? City Life or another City of Dubuque Program

If other, please specify: *Field not completed.*

Have you participated in the City of Dubuque City Life Program Life program? Yes

If so, when? May/June 2025

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before? No

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission? Having been a resident of the City of Dubuque since attending college here in 2014, and since having participated in City Life in June 2025, my love for this place has only continued to grow. I love the location, the size, the resources, the opportunities, and the people that live here. I want to do my part in giving back to the place that has supported my education, my family, my career, my

friendships, the purchase of our first house, and my overall wellbeing.

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	While I'm no means an expert in the field of transportation, I understand that one's ability to move around and access the community plays a tremendous role in one's health, wellbeing, and sense of connectedness and belonging. I have a public relations + social justice degree from Loras College, a master's degree in student affairs in higher education from the University of West Alabama, and I have been working at the University of Dubuque since 2019. In my primary role, I oversee a federal grant program that provides support and services to UD students that are first-generation, low-income, and/or living with a disability. Our holistic advising style addresses the comprehensive set of needs of our students, relating to their academic skills, career preparation, financial literacy, and personal health – all of which are affected by access to means of transportation. I recently submitted our federal grant program, using data and a detailed plan to earn us over \$1.3 million in funding over the next five years. I consider myself a strong communicator, writer, educator, and community-builder. I also teach yoga at two local studios in town.
---	--

Share your experience working in diverse environments:	In my role at UD, I collaborate with faculty, staff, and community partners of all different racial, ethnic, religious, sexual orientation, and ability backgrounds. The same applies to my advisee population, with specific attention to considerations that make career growth and upward economic mobility challenging for those that are first in their families to attend college, those whose families live at 150% below the federal poverty line, and those with physical, mental, and or intellectual disabilities. As an educated, white, queer, female-presenting woman, it's important for me to understand the historical, economic, and social implications of discrepancies in equity and inclusion – and to challenge norms and advocate for better policies that support all those that live within the city.
--	---

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Dr. Joe Green, 563-589-3570, University of Dubuque supervisor Dr. Anne Funke, 563-589-3384, University of Dubuque coworker, mentor, and B-1 Yoga coworker
--	--

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	Kathryn A Bailey
-----------------	------------------

your name here
as electronic
verification):

Date: 7/10/2025

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	6/29/28
Public Member 3	Colleen	Myers	6/29/28
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/28

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	Mary	Loney-Bichell	6/30/27
Business Prof - In Cultural Dist. 1	Nick	Halder	6/30/28
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/28
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Jessica	Ochoa	6/30/28

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	Miquel	Jackson	4/6/29
Public Member 4	Open	Open	4/6/27
Public Member 5	Open	Open	4/6/27

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

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	7/1/28
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	7/1/28
Interim District Rep. 1	Adam	Schwendinger	NA

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	Jessica	Connery	7/1/29

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	Open	Open	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

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

**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	Julietta	Scott	8/17/26
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	Open	Open	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	6/30/28
Public Member 6	Josh	Jorgenson	6/30/28
Public Member 7	Jason	Henkel	6/30/28

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	Open	Open	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	7/1/28

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Alex	Kruse	7/30/28
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	7/1/28
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	7/1/28

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	3/25/30
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: Auburn-Custer Utility and Roadway Reconstruction Project

SUMMARY: Proof of Publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution, and City Manager recommending approval.
RESOLUTION Auburn-Custer Utility and Roadway Reconstruction Project - Approval of Plans, Specifications, Form of Contract, and Estimated Cost

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. 2025-07-28_AubCuster-PubHearingMemo
3. Auburn Custer Reconstruction Project - Council Initiate PH RESOLUTION

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

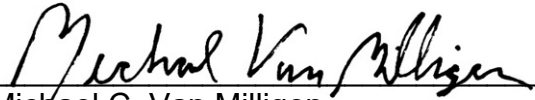
SUBJECT: Auburn-Custer Utility and Roadway Reconstruction Project
Public Hearing
Project No. 5581500008

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

The project provides for the removal and replacement of approximately 1,480 LF of 6-inch diameter vitrified clay sanitary sewer, approximately 1,000 LF of various sized water main, approximately 360 LF of various sized storm sewer and the installation of approximately 1800 feet of drain tile, and the repaving of Auburn Street and Custer street between University and Loras and N. Grandview and Atlantic. The project is located in Consent Decree Sewershed 11.

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
Maxwell O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 28, 2025

SUBJECT: Auburn-Custer Utility and Roadway Reconstruction Project
Public Hearing
Project No. 5581500008

INTRODUCTION

This memorandum requests the City Council conduct a public hearing on August 4, 2025, for the Auburn-Custer Utility and Roadway Reconstruction Project.

DISCUSSION

The project provides for the removal and replacement of approximately 1,480 LF of 6-inch diameter vitrified clay sanitary sewer, approximately 1,000 LF of various sized water main, approximately 360 LF of various sized storm sewer and the installation of approximately 1800 feet of drain tile, and the repaving of Auburn Street and Custer street between University and Loras and N. Grandview and Atlantic. The project is located in Consent Decree Sewershed 11.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	July 21, 2025
Publish Notice to Bidders, Advertise for Bids	July 25, 2025
Pre Bid Meeting	July 31, 2025
Public Hearing on Plans & Specifications	August 4, 2025
Receipt of Bid Proposals (Bid-Letting)	August 7, 2025
Award Construction Contract	August 18, 2025
Mail Notice to Affected Property Owners	August 22, 2025
Substantial Completion	July 31, 2026
Final Project Completion Date	August 31, 2026

RECOMMENDATION

I recommend that the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the Auburn-Custer Utility and Roadway Reconstruction Project.

BUDGET IMPACT

The estimate of probable cost for the Auburn-Custer Utility and Roadway Reconstruction Project is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Construction	\$ 1,470,148.00
Contingency (10%)	\$ 147,014.80
Total Project Cost	<u>\$ 1,617,162.80</u>

The construction of the Auburn-Custer Utility and Roadway Reconstruction Project will be covered by the funding sources as described below:

Auburn-Custer Utility and Roadway Reconstruction Project Funding		
5581500008	Auburn & Custer Sanitary Sewer Reconstruction (Consent Decree)	\$ 403,358.00
5586500040	Auburn & Custer Storm Sewer Reconstruction	\$ 287,500.00
5521000057	Auburn and Custer Pavement	\$ 500,000.00
4281000022	Water Main Replacements-Sanitary Sewer/Consent Decree Program.	\$ 330,000.00
Total Project Funding		<u>\$ 1,520,858.00</u>

Any project construction overages would be covered through a future budget amendment request through the CIP and amounts shown below, if needed.

Future Budget Amendment Project Contingency Funding		
5581500017	General Sanitary Sewer Repairs	\$ 96,304.80

ACTION TO BE TAKEN

I respectfully request the City Council approve the plans, specifications, form of contract and estimated cost for the Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

Prepared by Maxwell O'Brien, Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

RESOLUTION NO. _____ -25

AUBURN-CUSTER UTILITY AND ROADWAY RECONSTRUCTION PROJECT

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

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

That the attached plans, specifications, form of contract and estimate of total cost for the for the Auburn-Custer Utility and Roadway Reconstruction Project in the estimated construction amount of \$1,470,148.00, are hereby approved.

Passed, adopted and approved this the 4th day of August 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

PUBLIC HEARINGS # 2.

ITEM TITLE: North Schmitt Island Collection System Project – Contract #1 Contracting Services Public Hearing

SUMMARY: Proof of Publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1, and City Manager recommending approval.
RESOLUTION North Schmitt Island Collection System Project – Contract #1: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. 2025-07-28_SchmittIslandSan-Contract1-PubHearMemo
3. SchmittIslandSan-Contract1 - Council Initiate PH RESOLUTION

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

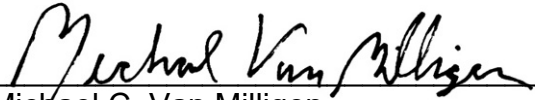
SUBJECT: North Schmitt Island Collection System Project – Contract #1
Contracting Services [CIP# 5581500049]
Public Hearing

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council approve the plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1.

The small portion of sewer replacements will be bid as North Schmitt Island Collection System Project – Contract #1. This project provides for the installation of approximately 200 LF of sanitary sewer, in the area located immediately adjacent to the Key Hotel Expansion Project on the north half of Chaplain Schmitt Island. The contractor will be awarded an incentive of \$1,000 per calendar day for each day the project is completed before the Final Completion Date of October 1, 2025, up to a maximum of 15 days (September 16, 2025) or \$15,000.

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
Maxwell O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 28, 2025

SUBJECT: North Schmitt Island Collection System Project – Contract #1
Contracting Services [CIP# 5581500049]
Public Hearing

INTRODUCTION

This memorandum requests the City Council conduct a public hearing on August 4, 2025, for the North Schmitt Island Collection System Project – Contract #1.

BACKGROUND

The City of Dubuque in conjunction with the Dubuque Racing Association (DRA) and community participants have worked diligently for years to procure a Chaplain Schmitt Island Master Plan and Schmitt Island Placemaking & Implementation Plan. The goals of the plan were largely recreational focused and included connecting and expanding access to the riverfront, creation of educational opportunities on the island, highlighting the unique characteristics of the island, bringing new visitors to the island, and offering activities and events for all seasons. The City is currently working with the DRA to update the Chaplain Schmitt Island Master Plan to further pursue these goals.

With the additional anticipated developments, City Staff have investigated the public infrastructure on the Island to identify any major defects or deficiencies and to confirm there is adequate capacity to accommodate the anticipated developments. Staff have identified deficiencies within the existing sanitary sewer system, specifically for the sewer that serves the northern half of the Island. Deficiencies identified include measured excessive inflow and infiltration, pipeline sags and reversed slope failures caused by unsuitable subbase materials and limited available capacity of critical sewer assets that serve the Island.

On May 7, 2024, the City advertised a Request for Qualifications (RFQ) to retain a professional service consultant to aid the City in further evaluating the existing collection and pumping systems that transport sanitary sewage in the Dog Track Lift Station sewer service area, develop a facility plan with phased improvements to address identified high risk infrastructure within the sewer service area, and to design and construct the recommended improvements.

Due to the complexity of this project, it was determined that the project will be split into

multiple task orders, with the initial task order encompassing data collection, alternatives analysis, and the stakeholder engagement process. Results of the initial task order will determine the additional design and construction related task orders required to complete the project. On December 18, 2024, the City entered into the second task order for the detailed design and bidding services phase of the project.

DISCUSSION

The second task order for the design of the project is ongoing and the overall project is anticipated to be advertised for construction before the end of the calendar year. However, in order to better accommodate the construction and operational schedule of the currently ongoing developments on the Island, specifically the Key Hotel Expansion Project, there is a need for the City to advertise a portion of the North Schmitt Island Collection System Project ahead of the overall project.

The small portion of sewer replacements will be bid as North Schmitt Island Collection System Project – Contract #1. This project provides for the installation of approximately 200 LF of sanitary sewer, in the area located immediately adjacent to the Key Hotel Expansion Project on the north half of Chaplain Schmitt Island. The contractor will be awarded an incentive of \$1,000 per calendar day for each day the project is completed before the Final Completion Date of October 1, 2025 up to a maximum of 15 days (September 16, 2025) or \$15,000. Additionally, for each calendar day that any work remains uncompleted beyond the Final Completion date the contractor will be assessed and shall pay, \$800 per calendar day, not as a penalty but as predetermined and Agreed Cost of Delay until Final Completion requirements are met.

The City anticipated these issues as the area is built partially on a former trash dump. Funds were budgeted in the amount of \$2,640,000.00 through City budget process to accommodate these improvements.

PROJECT SCHEDULE

The proposed schedule for the project is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	July 21, 2025
Publish Notice to Bidders, Advertise for Bids	July 25, 2025
Pre Bid Meeting	July 31, 2025
Public Hearing on Plans & Specifications	August 4, 2025
Receipt of Bid Proposals (Bid-Letting)	August 7, 2025
Award Construction Contract	August 18, 2025
Final Project Completion Date	October 1, 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 North Schmitt Island Collection System Project – Contract #1.

BUDGET IMPACT

The estimate of probable cost for the North Schmitt Island Collection System Project – Contract #1 is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Construction	\$ 200,000.00
Contingency (10%)	\$ 20,000.00
Incentive Completion	\$ 15,000.00
Total Project Cost	<u>\$ 235,000.00</u>

The construction of the North Schmitt Island Collection System Project – Contract #1 will be covered by the funding sources as described below:

North Schmitt Island Collection System Project – Contract #1 Funding		
5581500049	Schmitt Island Sanitary Improvement (sanitary sewer construction funds)	\$ 2,640,000.00
Total Project Funding		<u>\$ 2,640,000.00</u>

ACTION TO BE TAKEN

I respectfully request the City Council approve the plans, specifications, form of contract and estimated cost for the North Schmitt Island Collection System Project – Contract #1 through the adoption of the attached resolution.

Prepared by Maxwell O'Brien, Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager

RESOLUTION NO. _____ -25

NORTH SCHMITT ISLAND COLLECTION SYSTEM PROJECT – CONTRACT #1

APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST

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

That the attached plans, specifications, form of contract and estimate of total cost for the for the North Schmitt Island Collection System Project – Contract #1 in the estimated construction amount of \$235,000, are hereby approved.

Passed, adopted and approved this the 4th day of August 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

PUBLIC HEARINGS # 3.

ITEM TITLE: Approving the Lease Agreement Between The City of Dubuque and The LAMAR Companies

SUMMARY: Proof of Publication on notice of public hearing to consider the Lease Agreement by and between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street and City Manager recommending approval.
RESOLUTION Approving The Lease Agreement by and Between the City of Dubuque and the LAMAR Companies for Real Property Located on White Street

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo for Approving Lease
3. 08.04.25 LAMAR Public Hearing - Resolution
4. LAMAR 8th-White Lease

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Approving the Lease Agreement Between The City of Dubuque and The LAMAR Companies

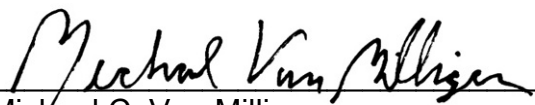
DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council approval of the Lease Agreement by and between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street.

The Lease Agreement between the City and The LAMAR Companies has a five (5) year term, commencing on October 1, 2025, with an additional five (5) year extension, unless either party gives written notice of nonrenewal sixty (60) days prior to the end of the original term.

Upon execution of this Lease Agreement, the annual rent commencing in October 1, 2025, will be \$2,800 or twenty percent (20%) of the gross revenue from billboard advertising, whichever is greater. There is a CPI or three percent (3%) rent increase each year on the anniversary date.

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
Barry Lindahl, Senior Counsel
Tracy Schadle, Conf. Account Clerk

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: August 4, 2025

RE: Approving the Lease Agreement Between The City of Dubuque and The LAMAR Companies

INTRODUCTION

This memorandum requests the City Council approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies.

BACKGROUND

On November 7, 2023, the City of Dubuque purchased real property owned by Dubuque County, specifically, the parking lot located next to the warehouse building at 880 and 898 Central.

DISCUSSION

With the purchase of this parking lot, the City also acquired the billboard lease between Dubuque County and The LAMAR Companies.

Engineering Staff and Senior Counsel Barry Lindahl have worked with The LAMAR Companies to negotiate a new Lease Agreement. The Lease Agreement between the City and The LAMAR Companies has a five (5) year term, commencing on October 1, 2025, with an additional five (5) year extension, unless either party gives written notice of nonrenewal sixty (60) days prior to the end of the original term.

The Lease Agreement allows LAMAR to advertise on the billboard for entities with a physical location and presence in the following Iowa, Illinois, and Wisconsin counties: Dubuque County, Clayton County, Delaware County, Jones County, and Jackson County, Jo Daviess County, Illinois and Grant County, Wisconsin.

BUDGET IMPACT

Upon execution of this Lease Agreement, the annual rent commencing in October 1, 2025, will be \$2,800 or twenty percent (20%) of the gross revenue from billboard advertising, whichever is greater. There is a CPI or three percent (3%) rent increase each year on the anniversary date.

RECOMMENDATION

I respectfully request the City Council to approve the Lease Agreement by and between the City of Dubuque and The LAMAR Companies.

cc: Barry Lindahl, Senior Counsel
Tracy Schadle, Conf. Account Clerk

RESOLUTION NO. _____ - 25

APPROVING THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND THE LAMAR COMPANIES FOR REAL PROPERTY LOCATED ON WHITE STREET

WHEREAS, the City of Dubuque, Iowa (City) has tentatively entered into a Lease Agreement with The LAMAR Companies (LAMAR), subject to City Council approval, under which LAMAR will lease certain real property located on White Street in Dubuque, Iowa for a billboard; and

WHEREAS, the City Council finds that it is in the best interest of the City of Dubuque to approve the Lease Agreement, subject to the required public hearing.

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

SECTION 1. The Lease Agreement attached hereto is hereby approved.

SECTION 2. The Mayor is hereby authorized and directed to sign the Lease Agreement on behalf of the City of Dubuque.

Passed, approved and adopted this ____ day of _____ 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitsfelder, City Clerk

**LEASE AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
THE LAMAR COMPANIES**

This Lease Agreement (the Lease), dated for reference purposes the ____ day of _____, 2025, is made and entered into by and between the City of Dubuque, Iowa, a municipal corporation (Lessor) and The Lamar Companies (Lessee).

SECTION 1. DEMISE AND TERM.

1.1 In consideration of the rents hereinafter reserved and the terms, covenants, conditions and agreements set forth in this Lease, Lessor hereby leases to Lessee the real property described as follows:

One (1) side by side s/f 12' x 25' illuminated center mount uni-pole on NW corner 8th & White Street at the north edge of the parking lot

(the Demised Premises), to have and to hold for a term commencing on the 1st day of October, 2025 (the Commencement Date) and terminating at midnight on the 30th day of September, 2030, subject to all of the terms, covenants, conditions, and agreements contained herein.

Following the original term of the Lease, the term hereof shall be extended for an additional term of five (5) years, upon the same terms and conditions, unless either party gives written notice of nonrenewal at lease sixty (60) days prior to end of the original term. After the original or any renewal term of this Lease, it shall continue from year to year unless either party shall give the other party written notice of nonrenewal at lease sixty (60) days prior to the expiration of the then-current term.

1.2 Lessee's use of the Demised Premises shall be exclusively for Lessee's current billboards. The advertising on such billboards shall be limited to advertising for entities with a physical location and presence in the following Iowa, Illinois, and Wisconsin counties that are contiguous to the City of Dubuque and Dubuque County:

Dubuque County, Iowa
Clayton County, Iowa
Delaware County, Iowa
Jones County, Iowa
Jackson County, Iowa
Jo Daviess County, Illinois
Grant County, Wisconsin

1.3 Lessor makes no representations or warranties of any kind as to the condition, including the environmental condition, of the Demised Premises and Lessee accepts the Demised Premises as is.

SECTION 2. RENT.

2.1 Lessee shall pay Lessor annual rent for the Demised Premises commencing on October 1, 2026, and on the 1st of October of each year thereafter the greater of Two Thousand Eight Hundred Dollars (\$2800.00) (the Dollar Rent Amount) or twenty percent (20%) of the Lessee's annual gross revenue from the billboards on the Demised Premises. Lessee shall provide Lessor with an annual statement showing its gross revenue for the previous twelve (12) months commencing on September 1, 2026 and on the 1st day of September of each year thereafter.

The Dollar Rent Amount for each year of the Term, beginning on the first anniversary date of the Commencement Date and continuing on each subsequent anniversary date thereof, shall be determined by multiplying the Dollar Rent Amount in effect immediately prior to the applicable anniversary of the Commencement Date by the CPI Adjustment (as hereinafter defined) and then adding the resulting product, if positive (CPI Increase), to the Dollar Rent Amount in effect immediately prior to the applicable anniversary date; provided, however, in no event shall the CPI Increase exceed three percent (3%) of the then-current Rent and provided, further, that in no event shall the Dollar Rent Amount for any year be less than the Dollar Rent Amount for the immediately preceding year.

The "CPI Adjustment" shall be a fraction expressed as a decimal, the numerator of which shall be the Current CPI minus the Prior CPI and the denominator of which is the Prior CPI, or 3% whichever amount is less. The "Current CPI" is the latest CPI published prior to the anniversary date of the lease term. The "Prior CPI" is the CPI published in the immediately preceding calendar year for the same month as the Current CPI.

The term "CPI" shall mean the "Consumer Price Index for All Urban Consumers (CPI-U)" published by the Bureau of Labor Statistics of the U.S. Department of Labor, All Items (1982-84=100), U.S. City Average, or any successor index thereto, appropriately adjusted. If the CPI ceases to be published and there is no successor thereto, such other government or nonpartisan index or computation shall be used which would obtain a substantially similar result as if the CPI had not been discontinued.

All invoice payments required by this Lease shall be made payable to "The City of Dubuque, Iowa" and delivered to the City of Dubuque Finance Department, City Hall. Any payments due not paid in full by the due date shall be subject to the lesser of the maximum interest provided by law or the following rates:

- 1% per month

2.2 Lessee shall also pay the costs for all utilities serving the Demised Premises.

2.3 Lessee shall also pay any real estate taxes attributable to the Demised Premises or the Improvements.

SECTION 3. IMPROVEMENTS. Lessee shall not construct on the Demised Premises any improvements, not alter or enlarge the improvements presently on the Demised Premises (the Improvements) except as may be agreed upon in writing by Lessor and Lessee. Lessor, through its City Manager, shall have the right to approve the design, appearance, and quality of any such improvements. All improvements presently on the Demised Premises and all Improvements hereafter constructed on the Demised Premises are and shall be the property of Lessee during the term of this Lease and upon any termination of this Lease, by reason of any cause whatsoever, Lessee within thirty days thereafter shall remove all such improvements and restore the Demised Premises to the condition it was in immediately prior to the commencement of the term of this Lease and to the full satisfaction of Lessor.

SECTION 4. ENCUMBRANCE OF LESSEE'S LEASEHOLD INTEREST. Lessee shall not encumber by mortgage, deed of trust, or other instrument, its leasehold interest and estate in the Demised Premises, or any Improvements placed by Lessee on the Demised Premises, as security for any indebtedness of Lessee.

SECTION 5. REPAIRS AND MAINTENANCE. Lessee shall at times during the term of this Lease, at Lessee's own cost and expense, keep the Demised Premises and the Improvements thereon, in superior order, condition, and repair, casualties and ordinary wear and tear excepted. Lessee shall keep the Demised Premises in such condition as may be required by law and by the terms of the insurance policies, furnished pursuant to this Lease, whether or not such repair shall be interior or exterior, and whether or not such repair shall be of a structural nature. Upon reasonable notice to Lessee, Lessor may, at its discretion, conduct an inspection of the Demised Premises to determine Lessee's compliance with this Section.

SECTION 6. COMPLIANCE WITH LAW. During the term of this Lease, Lessee shall comply with all federal, state and local laws applicable to Lessee's use of the Demised Premises.

SECTION 7. USE OF DEMISED PREMISES. Lessee shall not use or allow the Demised Premises to be used or occupied for an unlawful purpose or in violation of any certificate of occupancy. Lessee shall not suffer any act to be done or any condition to exist within the Demised Premises or in any Improvement thereon, which may be dangerous, unless safeguarded as required by law, or which may, in law, constitute a nuisance, public or private, or which may make void or voidable any insurance in force with respect hereto.

SECTION 8. INSURANCE. Lessee shall at all times during the term of this Lease maintain insurance as set forth in the attached Insurance Schedule, Exhibit A.

Lessee shall also maintain, or cause to be maintained, at its cost and expense (and from time to time at the reasonable request of Lessor shall furnish proof of such insurance), property insurance against loss and/or damage to Improvements under an insurance policy written on the Special Perils Form in an amount not less than the full insurable replacement value of the Improvements. The term "replacement value" shall mean the actual replacement cost of the Improvements and equipment, and shall be determined from time to time at the reasonable request of City, but not more frequently than once every three years, and paid for by Lessee.

SECTION 9. INDEMNIFICATION. Lessee shall defend, indemnify, and save harmless Lessor, its officers and employees from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs, and expenses (including without limitation, reasonable attorney's fees and expenses) imposed upon or incurred by or asserted against Lessor by reason of (a) any accident, injury to, or death of persons or loss of or damage to property occurring on or about the Demised Premises during the term of this Lease and resulting from any act or omission of Lessee or anyone claiming by, through, or under Lessee during the term of the Lease; and (b) any failure on the part of Lessee to perform or comply with any of the term of this Lease. In case any action, suit, or proceeding is brought against Lessor by reason of such occurrence, Lessee shall, at Lessee's expense, resist and defend such action, suit, or proceeding, or cause the same to be resisted and defended by counsel approved by Lessor.

SECTION 10. CONDEMNATION. If at any time during the term of this Lease all or substantially all of the Demised Premises or the Improvements thereon shall be taken in the exercise of the power of eminent domain by the State of Iowa or the United States, then this Lease shall terminate on the date of vesting of title in such taking and any prepaid rent shall be apportioned as of said date.

SECTION 11. ASSIGNMENT AND SUBLETTING. Lessee shall not assign or transfer this Lease or sublease the whole or any part of the Demised Premises.

SECTION 12. DEFAULT. If Lessee shall fail or neglect to observe, keep, or perform any of the covenants, terms, or conditions contained in this Lease on its part to be observed, kept, or perforated, and the default shall continue for a period of five (5) days after written notice from Lessor setting forth the nature of Lessee's default, then and in such event, Lessor shall have the right at its option, on written notice to Lessee, to terminate this Lease, and all rights of Lessee under this Lease shall then cease. Lessor, without further notice to Lessee, shall have the right immediately to enter and take possession of the Demised Premises with or without process of law and to remove all personal property from the Demised Premises and all persons occupying the Demised Premises and to use all necessary force therefore and in all respects to take the actual, full, and exclusive possession of the Demised Premises and every part of the Demised Premises as of Lessor's original estate, without incurring any liability to Lessee or to any

persons occupying or using the Demised Premises for any damage caused or sustained by reason of such entry on the Demised Premises or the removal of persons or property from the Demised Premises.

SECTION 13. QUIET ENJOYMENT. Lessor covenants that at all times during the term of this Lease, so long as Lessee is not in default hereunder, Lessee's quiet enjoyment of the Demised Premises or any part thereof shall not be disturbed by any act of Lessor, or of anyone acting by, through, or under Lessor.

SECTION 14. WAIVER. No waiver by Lessor of any breach by Lessee of any term, covenant, condition, or agreement herein and no failure by Lessor to exercise any right or remedy in respect of any breach hereunder, shall constitute a waiver or relinquishment for the future of any such term, covenant, condition, or agreement or of any subsequent breach of any such term, covenant, condition, or agreement, nor bar any right or remedy of Lessor in respect of any such subsequent breach, not shall the receipt of any rent, or any portion thereof, by Lessor, operate as a waiver of the rights of Lessor to enforce the payment of any other rent then or thereafter in default, or to terminate this Lease, or to recover the Demised Premises, or to invoke any other appropriate remedy which Lessor may select as herein or by law provided.

SECTION 15. SURRENDER. Lessee shall, on the last day of the term of this Lease or upon any termination of this Lease hereof, surrender and deliver up the Demised Premises, into the possession and use of Lessor, without fraud or delay and in good order, condition, repair, free and clear of all lettings and occupancies, free and clear of all liens and encumbrances.

SECTION 16. NOTICES. All notices, demands, or other writings in this Lease provided to be given or made or sent, or that may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when made in writing and deposited in the U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

TO LESSOR:

City of Dubuque, Iowa
C/O City Manager
City Hall
50 W. 13th St.
Dubuque, IA 52001

TO LESSEE:

LAMAR Advertising of Dubuque
C/O Angie Thorngren
5000 Tremont Ave. #403
Davenport, IA 52807

SECTION 17. MISCELLANEOUS.

17.1 Time of the Essence. Time is of the essence of this Lease and all of its provisions.

17.2 Governing Law. It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Iowa.

17.3 Paragraph Headings. The titles to the paragraphs of this Lease are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease.

17.4. Modification of Agreement. Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidence in writing signed by each party or an authorized representative of each party.

17.5 Parties Bound. This Lease shall be binding on and shall inure to the benefit of and shall apply to the respective successors and assigns of Lessor and Lessee. All references in this Lease to "Lessor" or "Lessee" shall be deemed to refer to and include successors and assigns of Lessor or Lessee without specific mention of such successors and assigns.

LESSOR:

CITY OF DUBUQUE, IOWA

By: _____
Michael C. Van Milligen
City Manager

LESSEE:

THE LAMAR COMPANIES

By: Molly Overton 7/8/25
Molly Overton
Vice President/General Manager

EXHIBIT A
INSURANCE SCHEDULE A

INSURANCE SCHEDULE A

1. Lessee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Lease Agreement dated _____.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.
8. If lessees, licensees, or permittee limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.
9. Lessee, licensee, or permittee shall require all subcontractors and subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.
10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include the agent's name, phone number and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in risk or other special circumstances during the term of the agreement, subject to the written mutual agreement attached hereto.

INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with the ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others Endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability

Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☒ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for the abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution products and completed operations coverage shall also be covered.

Each occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

☒ Yes ☐ No

Amount \$ _____

Include the City of Dubuque as Lender Loss Payable.

E) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS \$1,000,000

☒ Yes ☐ No

The General Liability, Automobile Liability and Employer's Liability insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation AND Primary and Non-contributory in favor of the City.

F) FLOOD INSURANCE

☐ Yes ☒ No

If Required Coverage \$ _____

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.

2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.

3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.

4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

**City of Dubuque
City Council**

ACTION ITEMS # 1.

ITEM TITLE: Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage - Recommendation of Award to Keeley Restoration Services, LLC.

SUMMARY: City Manager recommending City Council authorize awarding the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, to Keeley Restoration Services, LLC. of St. Louis, Missouri in the amount of \$3,405,758.00 plus alternatives in the amount of \$605,172.50.
RESOLUTION Awarding Public Improvement Construction Contract For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Iowa Street Parking Ramp - Award RESOLUTION
4. Iowa Ramp Contractor Recommendation
5. 2025 Repair and Maintenance Bid Tab

TO: The Honorable Mayor and City Council Members

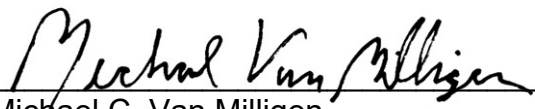
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage -
Recommendation of Award to Keeley Restoration Services, LLC.
Project No. 4683000002

DATE: July 30, 2025

Director of Transportation Services Ryan Knuckey and Project Manager Jim Bousley are recommending City Council authorize awarding the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, to Keeley Restoration Services, LLC. of St. Louis, Missouri in the amount of \$3,405,758.00 plus alternatives in the amount of \$605,172.50.

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
Jim Bousley, Project Manager
Ryan Knuckey, Transportation Services Director
Jenny Larson, Chief Financial Officer
Robert Schiesl, Assistant City Engineer
Russ Stecklein, Operations Supervisor Transportation Services

TO: Michael C. Van Milligen, City Manager

FROM: Ryan Knuckey, Director of Transportation Services
Jim Bousley, Project Manager

DATE: August 4, 2025

SUBJECT: Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage -
Recommendation of Award to Keeley Restoration Services, LLC.
Project No. 4683000002

INTRODUCTION

This memorandum requests the City Council authorize the award of the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage to Keeley Restoration Services, LLC of St. Louis, Missouri in the amount of 4,010,930.50.

BACKGROUND

In 2022 the City issued a Request for Proposals for a Parking Ramp Maintenance Needs Assessment. In November of 2022 the City Council approved awarding of the contract to Desman, Inc. of Chicago, Illinois.

The Iowa Street Ramp condition assessment report completed by Desman indicated several areas in the Iowa Street parking ramp that need repairs and maintenance work. A professional services contract was signed with Desman to provide design and construction administration services for structural repairs.

DISCUSSION

In May 2025, the City issued bids and only received one (1) bid proposal for the 2025 Repair and Maintenance of the Iowa Street Parking Garage. The single bid received was significantly over the current funding available to complete the construction improvements as proposed. As a result, the City Council rejected the single bid due to a lack of competitive bids and insufficient funding.

Following the bid rejection, City staff and the consultant team collaborated and reviewed the scope of work for the project and the base bid and alternates bid items to determine a path forward that would address the main to meet the current available funding. The team also discussed and extended the construction schedule completion date to allow contractors more time to complete the ramp repair work.

The rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage provides for slab-on-grade asphalt and concrete repairs, full depth pan joist slab repairs, partial depth concrete repairs on garage ramps, concrete curb island removal and replacement, form and pour joist repairs, form and pour beam repairs, column repairs, waterproofing repair and enhancements, new waterproofing membrane, stair tower repairs, installation of new supplemental floor drains on roof level, electrical upgrades including circuit conduit and feeders, lighting fixtures, plumbing upgrades including waste drains, piping, hose bibs, replacement of elevator pit pump and other miscellaneous work.

ALTERNATE BID ITEMS

As part of the Iowa Parking Garage project, the scope of work for the alternates bid items was revised. The bid documents included alternate bid items that are lower priority which staff believe is in the City's best interest to receive bids and bid alternatives.

BID RESULTS

Sealed bids were received July 29, 2025 for the Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage Project. Keeley Restoration Services, LLC of St. Louis, Missouri submitted the low bid in the amount of \$3,405,758 which is 23.5% less than the Engineer's estimate of \$4,450,000. A summary of the bid proposals received is as follows:

Contractor Name	Bid Amount	Bid Alternatives	Bid Amount Plus All Alternatives
Keeley Restoration Services, LLC.	\$3,405,758.00	\$605,172.50	\$4,010,930.50
Cy-Con, Inc	\$4,187,560.00	\$610,545.00	\$4,798,105.00
John Rohrer Contracting Company	\$4,455,413.00	\$611,433.00	\$5,066,846.00
McGill Restoration	\$4,570,662.00	\$448,994.50	\$5,019,656.50
Portzen Construction	\$4,890,182.50	\$726,532.00	\$5,616,714.50
TRICON	\$4,982,000.00	\$658,201.50	\$5,640,201.50
Restoration Systems Inc	\$5,661,024.00	\$948,748.00	\$6,609,772.00
Concrete Strategies	\$5,910,786.60	\$566,752.10	\$6,477,538.70

Bid Alternatives and bid pricing received by Keeley Restoration Services, LLC. are as follows:

Bid Alternatives	Keeley Alt Bid Amount
Sacrificial Anodes - Level 3N	\$90,000.00
Sacrificial Anodes - Level 3S	\$81,000.00
Sacrificial Anodes - Level 2N	\$5,175.00
Sacrificial Anodes - Level 2S	\$2,700.00
Remove Bollards - Slab-on-Grade	\$12,000.00
Remove Bollards - Level 2	\$18,000.00
Slab-on-Grade Asphalt Repairs	\$8,800.00
Curb Island Removal & Replacement - Level 1S	\$5,175.00
Curb Island Removal & Replacement - East Entry/Exit	\$3,500.00
Light Fixture & Junction Box Replacement - Level 1	\$52,071.00
Branch Circuit Assessment - Level 1	\$35,074.00
Panel Testing	\$1,835.00
Recoat Waterproofing Membrane - Level 2N	\$125,905.00
Recoat Waterproofing Membrane - Level 2S	\$125,937.50
Remove & Replace Steel Door Frames	\$30,000.00
Provide Screening Over Stair Tower Louvers	\$8,000.00
Total Price for Bid Alternates	\$605,172.50

Attached is the letter of recommendation received by Desman, Inc, recommending the award to Keeley Restoration Services, LLC.

In the case of the 2025 Repair and Maintenance of the Iowa Street Parking Garage Project, the base bid governs the low bid on the project. Keeley Restoration Services, LLC. was substantially lower on their base bid. They were also low with the bid alternates that we selected.

RECOMMENDATION

I recommend awarding the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, to Keeley Restoration Services, LLC. Of St. Louis, Missouri in the amount of \$3,405,758.00 plus alternatives in the amount of \$605,172.50.

ACTION TO BE TAKEN

I respectfully request that the City Council award the construction contract for the 2025 Repair and Maintenance of the Iowa Street Parking Garage through the adoption of the enclosed resolution to Keeley Restoration Services, LLC. of St. Louis, Missouri in the amount of \$4,010,930.50.

TES/

cc:

Ryan Knuckey, Director of Transportation Services

Jenny Larson, Chief Financial Officer

Robert Schiesl, Assistant City Engineer

Russ Stecklein, Operations Supervisor Transportation Services

RESOLUTION NO. -25

**AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR
THE 2025 REPAIR AND MAINTENANCE OF THE IOWA STREET PARKING
GARAGE**

WHEREAS, sealed proposals have been submitted by contractors for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, (the Project) pursuant to Resolution No. 410-24 and Notice to Bidders published on the City of Dubuque, Iowa website, Iowa League of Cities Website, and Master Builders/Construction Update plan room service with statewide circulation on the 20th day of June 2025; and

WHEREAS, said sealed proposals were opened and read on the 29th day of July 2025 and it has been determined that Keeley Restorations Services, LLC. of St. Louis, Missouri, in the bid amount of \$4,010,930.50, is the lowest responsive, responsible bidder for the Project.

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

SECTION 1. That a Public Improvement Contract for the Project is hereby awarded to Keeley Restorations Services, LLC. and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 4th day of August 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne Breittfelder, CMC City Clerk

July 30, 2025

Jim Bousley
Project Manager
City of Dubuque
City Hall, 50 W 13th Street
Dubuque, Iowa 52001

Sent via email to: jbousley@cityofdubuque.org

RE: Letter of recommendation for contractor selection for the 2025 Repair and Maintenance of the Iowa Street Parking Garage

Dear Mr. Bousley:

DESMAN is pleased to submit a letter of recommendation for the selection of a contractor for the 2025 Repair and Maintenance of the Iowa Steet Parking Garage Project. DESMAN has reviewed the bid summaries of the three lowest bids received by the City of Dubuque. The low bidders were: Keeley Restoration, CyCon Inc., and John Rohrer Contracting Company.

Keeley Restoration is the clear low bidder on the project. They are an experienced contractor and with the scope of work for the project I do not foresee any issues based upon our review of the bid summary and operating on the assumption that Keeley intends to utilize only specified products. Overall, DESMAN believes Keeley Restoration would be the best choice for the project based on their pricing and experience.

If you have any questions or need clarification about the bid tabulation, please give us a call.

Sincerely,

DESMAN Inc.



Kyle Klepitch, P.E. (IL)
Project Engineer, Senior Associate



City of Dubuque
Bid Tabulation

Project Title: 2025 Repair and Maintenance of the Iowa Street Parking Garage

Bid Date: 29-Jul-25 Bid Time: 2:00 AM Location: City Hall - Conference Room B Number of Addenda: 2

CIP Number(s):		
4683000002		

Engineer's Estimate:																	
Alternate Bid Prices																	
BASE BID	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL ESTIMATE
\$ 9,713,598.00	\$ 915,902.00	\$ 359,902.00	\$ 17,648.00	\$ 153,406.00	\$ 271,013.00	\$ 460,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	#REF!

LINE NO.	CONTRACTOR NAME	COMP. BID BOND	COMP. BID FORM	ADDENDA	BASE BID	Alternate Bid Prices																TOTAL BID
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
1	Keeley Restoration Services	X	X	X	\$ 3,405,758.00	\$ 90,000.00	\$ 81,000.00	\$ 5,175.00	\$ 2,700.00	\$ 12,000.00	\$ 18,000.00	\$ 8,800.00	\$ 5,175.00	\$ 3,500.00	\$ 52,071.00	\$ 35,074.00	\$ 1,835.00	\$ 125,905.00	\$ 125,937.50	\$ 30,000.00	\$ 8,000.00	\$ 4,010,930.50
2	Cy-Con, Inc	X	X	X	\$ 4,187,560.00	\$ 94,000.00	\$ 84,600.00	\$ 5,405.00	\$ 2,820.00	\$ 7,935.00	\$ 20,950.00	\$ 24,200.00	\$ 4,950.00	\$ 15,109.00	\$ 65,000.00	\$ 5,000.00	\$ 5,000.00	\$ 92,976.00	\$ 93,000.00	\$ 84,000.00	\$ 5,600.00	\$ 4,798,105.00
3	John Rohrer Contracting Company	X	X	X	\$ 4,455,413.00	\$ 91,000.00	\$ 81,900.00	\$ 5,232.50	\$ 2,730.00	\$ 19,062.00	\$ 47,334.00	\$ 16,940.00	\$ 4,950.00	\$ 8,957.00	\$ 49,806.00	\$ 33,548.00	\$ 1,755.00	\$ 91,039.00	\$ 91,062.50	\$ 47,080.00	\$ 19,037.00	\$ 5,066,846.00
4	McGill Restoration	X	X	X	\$ 4,570,662.00	\$ 48,800.00	\$ 43,920.00	\$ 2,806.00	\$ 1,464.00	\$ 6,500.00	\$ 12,500.00	\$ 7,040.00	\$ 2,430.00	\$ 6,850.00	\$ 27,000.00	\$ 12,000.00	\$ 6,840.00	\$ 118,157.00	\$ 118,187.50	\$ 16,000.00	\$ 18,500.00	\$ 5,019,656.50
5	Portzen Construction	X	X	X	\$ 4,890,182.50	\$ 78,000.00	\$ 70,200.00	\$ 4,485.00	\$ 2,340.00	\$ 39,750.00	\$ 37,985.00	\$ 7,348.00	\$ 9,000.00	\$ 15,000.00	\$ 49,804.00	\$ 33,550.00	\$ 1,760.00	\$ 154,960.00	\$ 155,000.00	\$ 46,000.00	\$ 21,350.00	\$ 5,616,714.50
6	Tricon General Construction, Inc.	X	X	X	\$ 4,982,000.00	\$ 72,000.00	\$ 64,800.00	\$ 4,140.00	\$ 2,160.00	\$ 21,800.00	\$ 82,000.00	\$ 8,800.00	\$ 2,700.00	\$ 9,000.00	\$ 45,279.00	\$ 30,499.00	\$ 1,596.00	\$ 145,275.00	\$ 145,312.50	\$ 15,000.00	\$ 7,840.00	\$ 5,640,201.50
7	Restoration Systems Inc.	X	X	X	\$ 5,661,024.00	\$ 78,000.00	\$ 70,200.00	\$ 4,485.00	\$ 2,340.00	\$ 96,000.00	\$ 180,000.00	\$ 50,600.00	\$ 4,275.00	\$ 6,500.00	\$ 24,751.00	\$ 10,908.00	\$ 6,229.00	\$ 154,960.00	\$ 155,000.00	\$ 75,000.00	\$ 29,500.00	\$ 6,609,772.00
8	Concrete Strategies, Inc.	X	X	X	\$ 5,910,786.60	\$ 72,640.00	\$ 65,376.00	\$ 4,176.80	\$ 2,179.20	\$ 3,323.10	\$ 16,571.96	\$ 87,692.00	\$ 10,292.85	\$ 18,782.36	\$ 26,184.72	\$ 11,538.22	\$ 6,588.95	\$ 110,021.60	\$ 110,437.50	\$ 17,455.70	\$ 3,491.14	\$ 6,477,538.70

- Description of Alternate Items
- 1. Sacrificial Anodes - Level 3N
 - 2. Sacrificial Anodes - Level 3S
 - 3. Sacrificial Anodes - Level 2N
 - 4. Sacrificial Anodes - Level 2S
 - 5. Remove Bollards - Slab-on-Grade
 - 6. Remove Bollards - Level 2
 - 7. Slab-on-Grade Asphalt Repairs
 - 8. Curb Island Removal & Replacement - Level 1S
 - 9. Curb Island Removal & Replacement - East Entry/Exit
 - 10. Light Fixture & Junction Box Replacement - Level 1
 - 11. Branch Circuit Assessment - Level 1
 - 12. Panel Testing
 - 13. Recoat Waterproofing Membrane - Level 2N
 - 14. Recoat Waterproofing Membrane - Level 2S
 - 15. Remove & Replace Steel Door Frames
 - 16. Provide Screening Over Stair Tower Louvers

**City of Dubuque
City Council**

ACTION ITEMS # 2.

ITEM TITLE:	FY2026 Police Supervisor Wage Compression
SUMMARY:	City Manager recommending a pay increase for non-bargaining Police Command Staff to avoid wage compression between bargaining unit positions and non-bargaining Command Staff.
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: FY2026 Police Supervisor Wage Compression
DATE: July 31, 2025

As City Council has approved in the past to avoid wage compression between bargaining unit positions and non-bargaining Command Staff, Chief of Police Jeremy Jensen is recommending a pay increase for non-bargaining Command Staff.

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
Amy Scheller, Fire Chief
Jennifer Larson, Chief Financial Officer

TO: Michael C. Van Milligen, City Manager
FROM: Jeremy Jensen, Chief of Police
DATE: July 31, 2025
RE: FY2026 Police Supervisor Wage Compression

Introduction

This memo is to inform you of a possible Police Supervisor Wage Compression in FY26.

Background

The FY26 Wage Plan was recently released. The wage plan reflects a separate plan specifically for Police Supervisors. This was created in FY25 to compensate for the wage compression happening between top step Corporal and bottom step Lieutenant. The scale per discussions with the City Council was to follow the Dubuque Police Protective Association (DPPA) Collective Bargaining Agreement (CBA). The current CBA is set to run from July 1, 2025 through June 30, 2027 for wages. The wage increases are based upon a progressive scale with the top step receiving the biggest percentage of increase.

Discussion

According to the current wage plan, the Police Supervisors, which consists of the ranks of Lieutenant, Captain, Assistant Chief and Chief, were given the 3% cost of living raise. This was given to all non-bargaining personnel in the City. However, the top step Corporal of the collective bargaining received a 7.24% raise. The difference is a 4.24% compression, which essentially negates the initial raise given in FY24 to offset the compression (see attached). In FY25, the Police Supervisors did receive the raise that aligned with the collective bargaining agreement.

Additionally, this compression affects the Assistant City Manager and the Fire Chief, due to comp and class parity.

Budget Impact

The Police Department has thirteen (13) Lieutenants, seven Captains, one Assistant Chief, and a Police Chief. Accounting for longevity for each person and the 5% education bonus for those affected, the total budget impact of a 7.24% increase (pending budget review) is

approximately **\$174,963.19** for the entirety of FY26. This figure does reflect the applicable wage increase for the Assistant City Manager and Fire Chief who are also tied to the wage of the Police Chief. This figure was checked and validated by Chief Financial Officer Jenny Larson. Funds are available in FY2026 due to Police Officer vacancies.

Recommendation

Correct the wage scale to reflect the 7.24% increase, then retroactively pay the ranks of Lieutenant, Captain, Assistant Chief, Police Chief, Fire Chief and Assistant City Manager, to July 1, 2025, which stays in line with the collective bargaining agreement.

**City of Dubuque
City Council**

ACTION ITEMS # 3.

ITEM TITLE:	2027 and 2028 Engine Contracts
SUMMARY:	City Manager recommending City Council approval for the pre-payment purchase for the two fire department engines in FY2026 for an estimated delivery of August-December 2027 (FY 2028).
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. CM Memo- Purchase Approval Authority FY2027 FY2028 Engines FINAL
3. Reliant - Dubuque Contract 7.31.25 FINAL CLEAN

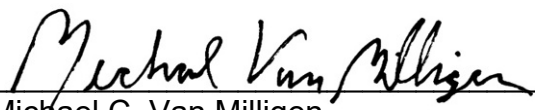
TO: The Honorable Mayor and City Council Members
FROM: Michael C. Van Milligen, City Manager
SUBJECT: 2027 and 2028 Engine Contracts
DATE: July 31, 2025

Fire Chief Amy Scheller is recommending City Council approval for the pre-payment purchase for the two fire department engines in FY2026 for an estimated delivery of August-December 2027 (FY 2028). Seeking approval for early payment in FY2026 and debt issuance in FY2026 instead of FY2027 and FY2028.

To avoid a .75% price increase on August 1, 2025, I have already executed the purchase agreement.

Both engines have been budgeted through the FY2027 and FY2028 CIP process and were debt funded abated by local option sales tax. The proposal is to prepay for both engines in FY2026 for an estimated reduction of \$180,642.

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
Amy Scheller, Fire Chief
Jenny Larson, Chief Financial Officer
Jason Lehman, Assistant City Attorney

TO: Mike Van Milligen, City Manager
FROM: Amy Scheller, Fire Chief
SUBJECT: 2027 and 2028 Engine Contracts
DATE: July 31, 2025

INTRODUCTION:

This memo respectfully requests approval to purchase the department's next 2 fire engines utilizing a pre-payment option communicated by the vendor for a reduction in overall costs.

BACKGROUND:

The fire department received budget approval during the FY2025 budget process to begin work to identify appropriate replacements for the FY2026 and FY2027 fire engine replacements. During the FY2026 CIP budget process the two vehicles were moved back a year to FY2027 and FY2028.

Two engines being replaced are currently in reserve status and will be 20 years old in FY2027 (Engine 1907) and FY2028 (Engine 1905). The front-line engines, Engine 503 and Engine 502, will be 18 and 15 years old in FY 2027 and bump down from front line response status into reserve status for an additional 5 years. The engines were evaluated and recommended by vehicle services for replacement during the FY2025 CIP process. The vehicles were evaluated again for the FY2026 process and recommended for replacement again.

These purchases will follow the manufacturer specification and build timeline currently estimated at 2.5 years minimum. A contract signed today will place the vehicles into the building and manufacturing process and secure a place in the manufacturing timeline (communicated at 30 months). The two engines would have an estimated delivery date of August-December 2027 (FY2028) at the earliest.

The department has established a vehicle replacement committee of 8 representatives from both stations where the two new engines will be located for front line status. The committee was led by the two station captains who coordinated all aspects of the

specification process. The committee met 7 times from August 28th, 2024, until January 9th, 2025.

The committee created a list of priorities for the replacement of the engines, identified potential vendors, and met with each vendor to provide a recommendation to senior staff for replacements. The committee utilized feedback from vehicle services mechanics and the safety committee during the selection process. The committee selected Pierce.

Pierce is a well-established vehicle manufacturer with a large footprint across the United States in fire service and military vehicle design, sales, and construction. The committee evaluated 4 vendors and provided strong documentation on the selection of Pierce, which was not the highest or lowest priced vendor. Justification included unanimous support for the Pierce Saber Pumpers (a mid-line selection) and included the following information from the recommendation memo:

Unanimously (8 members voting), the group felt the Pierce Saber Pumper met all of the team's concerns and options for operational and design features. The company can deliver premier service to maintain, repair, or provide parts for the vehicles, with service centers located in Iowa and Wisconsin for work that City of Dubuque mechanics may not perform. The vehicle had the engine and suspension, ensuring reliability and performance. The committee graded the quality of the work and details of Pierce to be exceptional compared to the other vehicles. There will also be design and appearance consistent with Ladder 511, i.e., paint color and schemes, logos, step treads, etc..

DISCUSSION:

The committee made a recommendation regarding the purchase of 2 Pierce Engines. The proposed cost of the Engines is \$935,386 per engine with an opportunity to pay "in full" at time of contract acceptance (city manager signature) for a savings of approximately \$90,000 on each vehicle for a final proposed contract cost on each engine at \$845,065. A quarterly cost increase of .75% is expected for August 1, 2025.

BUDGET IMPACT:

Options for procurement:

Option 1 – Prepay for both engines now

- Delivery: August–December 2027 (FY2028)
- Cost per engine: \$845,065 + \$20,000 contingency
- Total cost: \$1,730,065 (\$180,642 reduction for 2 engine pre-payment)

Option 2 – Purchase both engines without prepayment discount (traditional method of signing the contracts now and making payment upon delivery in

FY2028) Contract signature needed from the city manager (attached to this memo request).

- Delivery: August–December 2027 (FY2028)
- Cost per engine: \$935,386 + \$20,000 contingency
- Total cost: \$1,910,772 (\$180,642 increase over Option 1)

The engines will be purchased through the Houston-Galveston Area Council **H-GAC**, a nationwide government procurement service ensuring compliance with public competitive bidding requirements.

Both engines have been budgeted through the FY2027 and FY2028 CIP process and were debt funded abated by local option sales tax. The proposal is to prepay for both engines in FY2026 for an estimated reduction of \$180,642.

The debt would be issued in FY 26 instead of FY 27 and FY 28 thereby increasing debt by \$1,730,000 in FY26 and then reduce debt by \$900,000 in FY27 and \$950,000 in FY 28. Estimated annual debt service on \$1,730,000 is \$134,000 which would begin in FY27 if issued in spring 2026. The estimated debt service on the \$900K in FY27 was \$68,475 and the estimated debt service on the \$950K in FY28 was \$73,692.

RECOMMENDATION:

The department recommends and seeks approval of the pre-payment purchase for the two fire department engines in FY2026 for an estimated delivery of August-December 2027 (FY 2028). Seeking approval for early payment in FY2026 and debt issuance in FY2026 instead of FY2027 and FY2028. Requesting signature on the attached contract which has been reviewed by city legal.

CC Jenny Larson, Chief Financial Officer
CC Jason Lehman, Assistant City Attorney



This Purchase Agreement (together with all attachments referenced herein, the “Agreement”), made and entered into by and between Reliant Fire Apparatus, Inc., a Wisconsin corporation (“Reliant”), and The City of Dubuque, Iowa (“Customer”), is effective as of the date specified in Section 3 hereof.

1. Definitions.

- a. **“Product”** means the fire apparatus and any associated equipment manufactured or furnished for the Customer by Reliant pursuant to the Specifications.
- b. **“Specifications”** means the general specifications, technical specifications, training, and testing requirements for the Product contained in the Reliant Proposal for the Product prepared in response to the Customer’s request for proposal.
- c. **“Reliant Proposal”** means the proposal provided by Reliant attached as Exhibit C prepared in response to the Customer’s request for proposal.
- d. **“Delivery”** means the date Reliant is prepared to make physical possession of the Product available to the Customer.
- e. **“Acceptance”** The Customer shall have the opportunity, as described in Section 9(b) below, to inspect the Product for substantial conformance with the material Specifications; unless Reliant receives a Notice of Defect within the time frame described in Section 9(b), the Product will be deemed to be in conformance with the Specifications and accepted by the Customer.

2. Purpose. This Agreement sets forth the terms and conditions of Reliant’s sale of the Product to the Customer.

3. Term of Agreement. This Agreement will become effective on the date it is signed and approved by both Customer and Reliant (“Effective Date”) and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon the Customer’s Acceptance and payment in full of the Purchase Price.

4. Purchase and Payment. The Customer agrees to purchase the Product specified on Exhibit A for the total purchase price of \$1,690,130.00 (“Purchase Price”). Prices are in U.S. funds. Accepted forms of payment include cash, check, money order, wire transfer, or ACH payment. Credit card or purchase card (P-Card) payments are not accepted.

5. Future Changes. Various state or federal regulatory agencies (e.g. NFPA, DOT, EPA) may require changes to the Specifications and/or the Product and in any such event any resulting cost increases reasonably incurred to comply therewith will be added to the Purchase Price to be paid by the Customer. In addition, any future drive train upgrades (engine, transmission, axles, etc.), or any other specification changes have not been calculated into our annual increases and will be provided at additional cost. Reliant will document and itemize any such price increases for the Customer. Manufacturer and/or supplier cost increases or surcharges imposed after the time of contract execution, beyond the control of Reliant, that have not been calculated into the contract amount will be documented and itemized as increases for the Customer on the Change Order.

6. Agreement Changes. The Customer may request that Reliant incorporate a change to the Products or the Specifications for the Products by delivering a change order to Reliant; provided, however, that any such change order must be in writing and include a description of the proposed change sufficient to permit Reliant to evaluate the feasibility of such change (“Change Order”). Within [ten (10) business days] of receipt of a Change Order, Reliant will inform the Customer in writing of the feasibility of the Change Order, the earliest possible implementation date for the Change Order, of any increase or decrease in the Purchase Price resulting from such Change Order, and of any effect on production scheduling or Delivery resulting from such Change Order. Reliant shall not be liable to the Customer for any delay in performance or Delivery arising from any such Change Order. A Change Order is only effective when counter-signed by Reliant’s authorized representative.

7. Persistent Inflationary Environment Changes. If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (“PPI”) has increased at a compound annual growth rate of 5.0% or more between the month Pierce accepts our order (“Order Month”) and the month 14 (fourteen) months prior to the then predicted Ready For Pickup date (“Evaluation Month”), then pricing may be updated in an amount equal to the increase in PPI over 5.0% for each year or fractional year between the Order Month and the Evaluation Month. Reliant will document any such updated price for the Customer’s approval before proceeding and provide an option to cancel the order. The Customer shall have the right to accept or cancel this Agreement without penalty if the PPI charges incurred pursuant to Sections 7 exceed five

percent (5%) of the Purchase Price.

8. Cancellation/Termination. In the event this Agreement is cancelled or terminated before completion, Reliant may charge a cancellation fee. The following charge schedule based on costs incurred may be applied: (a) 10% of the Purchase Price after order is accepted and entered by Reliant; (b) 20% of the Purchase Price after completion of approval drawings, and; (c) 30% of the Purchase Price upon any material requisition. The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Reliant endeavors to mitigate any such costs through the sale of such Product to another purchaser; however, Customer shall remain liable for the difference between the Purchase Price and, if applicable, the sale price obtained by Reliant upon sale of the Product to another purchaser, plus any costs incurred by Reliant to conduct any such sale.

9. Delivery, Inspection and Acceptance. (a) Delivery. Delivery of the Product is scheduled to be within approximately 27.5 – 30.5 months of the Effective Date of this Agreement, F.O.B. The City of Dubuque, Iowa, Risk of loss shall pass to Customer upon Delivery. Any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available during process, and a final firm delivery will be provided when committed. (b) Inspection and Acceptance. Upon Delivery, Customer shall have fifteen (15) business days within which to inspect the Product for substantial conformance to the material Specifications, and in the event of substantial non-conformance to the material Specifications to furnish Reliant with written notice sufficient to permit Reliant to evaluate such non-conformance (“Notice of Defect”). Any Product not in substantial conformance to material Specifications shall be remedied by Reliant within thirty (30) days from the Notice of Defect. In the event Reliant does not receive a Notice of Defect within fifteen (15) business days of Delivery, Product will be deemed to be in conformance with Specifications and accepted by Customer.

10. Notice. Any required or permitted notices hereunder must be given in writing at the address of each party set forth below, or to such other address as either party may substitute by written notice to the other in the manner contemplated herein, by one of the following methods: hand delivery; registered, express, or certified mail, return receipt requested, postage prepaid; or nationally-recognized private express courier:

Reliant Fire Apparatus, Inc.
880 Enterprise Drive
Slinger, Wisconsin, 53086
Fax (262) 297-5022

Customer
The City of Dubuque
50 W 13th Street
Dubuque, IA 52001

11. Standard Warranty. Any applicable manufacturer warranties are attached hereto as Exhibit B and made a part hereof. Any additional warranties must be expressly approved in writing by Reliant's authorized representative.

a. Disclaimer. OTHER THAN AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NEITHER RELIANT, ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, LICENSORS OR SUPPLIERS, THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES, MAKE ANY EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PRODUCTS PROVIDED HEREUNDER OR OTHERWISE REGARDING THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, THE IMPLIED WARRANTY AGAINST INFRINGEMENT, AND THE IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

b. Exclusions of Incidental and Consequential Damages. In no event shall Reliant be liable for consequential, incidental or punitive damages incurred by Customer or any third party in connection with any matter arising out of or relating to this Agreement, or the breach thereof, regardless of whether such damages arise out of breach of warranty, tort, contract, strict liability, statutory liability, indemnity, whether resulting from non-delivery or from Reliant's own negligence, or otherwise.

12. Insurance. The Original Equipment Manufacturer (Pierce Manufacturing, Inc.) maintains the following limits of insurance with a carrier(s) rated A- or better by A.M. Best:

Commercial General Liability Insurance:

Products/Completed Operations Aggregate: \$1,000,000
Each Occurrence: \$1,000,000

Umbrella/Excess Liability Insurance:

Aggregate: \$25,000,000
Each Occurrence: \$25,000,000

The Customer may request: (x) Reliant to have Pierce provide the Customer with a copy of a current Certificate of Insurance with the coverages listed above; (y) to be included by Pierce as an additional insured for Commercial General Liability (subject to the terms and conditions of the applicable Pierce insurance policy); and (z) all policies to provide a 30 day notice of cancellation to the named insured.

13. Force Majeure. Reliant shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Reliant's control which make Reliant's performance impracticable, including but not limited to civil wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, vehicle accidents during manufacturing and/or testing and/or delivery, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

- a. Commercial Chassis Price Volatility. Company shall not be responsible for any commercial chassis price increases enacted by a commercial chassis supplier after the execution of this contract. Any commercial chassis price increases will be passed through to end user and will be documented on a Change Order. Price reflects an estimate for the commercial chassis; final price of the contract may be adjusted upon final cost from the chassis manufacturer.
- b. Component Price Volatility. Company shall not be responsible for any unforeseen price increase enacted by suppliers of major components of the Product (including but not limited to engine, transmission, and fire pump) after the execution of this Agreement. Any price increases for major components of the product will be passed through to the Customer and will be documented on a Change Order.

14. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) the Customer fails to pay when due any amounts under this Agreement or to perform any of its obligations under this Agreement; (b) Reliant fails to perform any of its obligations under this Agreement; (c) either party becomes insolvent or become subject to a bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement is false in any material respect; (e) the Customer dissolves, merges, consolidates or transfers a substantial portion of its property to another

entity; or (f) the Customer is in default or has breached any other contract or agreement with Reliant.

15. Manufacturer's Statement of Origin. It is agreed that the manufacturer's statement of origin ("MSO") for the Product covered by this Agreement shall remain in the possession of Reliant until the entire Purchase Price has been paid and that payment has cleared Reliant's financial institution. If more than one Product is covered by this Agreement, then the MSO for each individual Product shall remain in the possession of Reliant until the Purchase Price for that Product has been paid in full and that payment has cleared Reliant's financial institution. In case of any default in payment, Reliant may take full possession of the Product, and any payments that have been made shall be applied as payment for the use of the Product up to the date of taking possession.

16. Independent Contractors. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other.

17. Assignment. Neither party may assign its rights and obligations under this Agreement unless it has obtained the prior written approval of the other party.

18. Governing Law; Jurisdiction. Without regard to any conflict of laws provisions, this Agreement is to be governed by and under the laws of the state of Iowa.

19. Facsimile and Electronic Signatures. The delivery of signatures to this Agreement by facsimile or electronic transmission shall be binding as original signatures.

20. Entire Agreement. This Agreement shall be the exclusive agreement between the parties for the Product. Additional or different terms proposed by the Customer shall not be applicable, unless accepted in writing by Reliant's authorized representative. No change in, modification of, or revision of this Agreement shall be valid unless in writing and signed by Reliant's authorized representative.

21. Conflict. In the event of a conflict between the Customer Specifications and the Reliant Proposal, the Reliant Proposal shall control. In the event there is a conflict between the Reliant Proposal and this Agreement, this Agreement shall control.

22. Signatures. This agreement is not effective unless and until it is approved, signed and dated by Reliant Fire Apparatus Inc.'s authorized representative.

23. Indemnification.

a. Indemnification by Reliant. Reliant agrees to defend, indemnify, and hold harmless the Customer and its officials, directors, officers, employees, agents, successors, and assigns against any third-party claims, causes of action, costs, expenses (including reasonable attorneys' fees), liabilities, or damages (collectively, "Losses") suffered by such party and directly and solely caused by any (i) gross negligence or willful misconduct attributable to Reliant or any of its employees or agents in the performance of its obligations under this Agreement; or (ii) material breach by Reliant of its express representations or warranties made herein, limited to the direct damages arising therefrom; or (iii) any claim arising from Reliant's data, content, or combination of Reliant's data or content with any with any Customer product or service; or (iv) any claim alleging infringement of any intellectual property right by Reliant's provision of the Services or any data, content, or Product provided to Customer.

b. Indemnification by the Customer. The Customer agrees to defend, indemnify, and hold harmless Reliant (including its parent, subsidiary, and affiliate companies) and each of their respective directors, officers, employees, agents, successors, and assigns against any Losses suffered by such party and directly and solely caused by any (i) gross negligence or willful misconduct attributable to the Customer or any of its employees or agents in the performance of its obligations under this Agreement; or (ii) material breach by the Customer of any of its express representations or warranties made herein, limited to the direct damages arising therefrom; or (iii) any claim arising from Customer's data, content, or combination of Customer's data or content with any Reliant product or service, or (iv) any claim alleging infringement of any intellectual property right by Customer's use of the Services or any data or content provided by Customer.

c. Conditions to Indemnification. With respect to each separate matter brought by any third party against which a party hereto ("Indemnitee") who is indemnified by the other party ("Indemnitor") under this Section 23, the Indemnitor shall be responsible, at its sole cost and expense, for controlling, litigating, defending, and/or otherwise attempting to resolve, through counsel of its choice, any proceeding, claim, or cause of action underlying such matter, except that (i) the Indemnitee may, at its option,

participate in such defense or resolution at its expense and through counsel of its choice; (ii) the Indemnitee may, at its option, assume control of such defense or resolution if the Indemnitor does not promptly and diligently pursue such defense or resolution within thirty (30) days of receiving notice, provided that the Indemnitor shall continue to be obligated to indemnify the Indemnitee hereunder in connection therewith; and (iii) neither Indemnitor nor Indemnitee shall agree to any settlement without the other's prior written consent, which consent for Reliant shall be at its sole discretion. In any event, Indemnitor and Indemnitee shall cooperate in good faith with each other and their respective counsel with respect to all such actions or proceedings, at the Indemnitor's expense. With respect to each and every matter to which any indemnification may be sought hereunder, upon receiving notice pertaining to such matter, Indemnitee shall promptly give reasonably detailed written notice to the Indemnitor of the nature of such matter and the amount demanded or claimed in connection therewith. Failure to provide prompt notice may relieve the Indemnitor of its obligations hereunder to the extent such failure prejudices the Indemnitor's defense.

d. Survival. The obligations of the parties contained in this Section 23 shall survive the termination or expiration of this Agreement.

Accepted and agreed to:

RELIANT FIRE APPARATUS, INC.

Signature: _____

Name: _____

Title: _____

Date: _____

CUSTOMER: THE CITY OF DUBUQUE, IOWA

Signature: Michael Van Milligen

Name: Michael C. Van Milligen

Title: City Manager

Date: 07/31/2025

EXHIBIT A

PURCHASE DETAIL FORM

Reliant Fire Apparatus, Inc.
880 Enterprise Drive
Slinger, WI 53086
Fax (262) 297-5022

Date: July 29, 2025

Customer Name: City of Dubuque, Iowa

Quantity	Chassis Type	Body Type	Price per Unit
2	Saber FR	Pumper	\$935,386.00
			\$
			\$
			\$
			\$

The contract price of \$1,690,130.00 on Page 1, Item #4 of this contract reflects the truck price less the advanced payment discount offered with 100% of the contract price being paid in full within two (2) weeks of contract signing to Reliant Fire Apparatus, Inc.

Base Unit Price Prior to Payment Discount: \$1,870,772.00
Less Advanced Payment Discount: \$ (180,642.00)
Contract Purchase Price: \$1,690,130.00

Warranty Period: Warranty includes a one-year bumper to bumper warranty as outlined in Proposal #934. Proposal includes all warranty certificates of coverage including inclusions and exclusions.

Training Requirements: New delivery orientation is to be provided by Reliant Fire Apparatus, Inc. upon delivery of the completed apparatus.

Other Matters: Approved BMP Truck Configuration.

This contract is available for inter-local and other municipal corporations to utilize with the option of adding or deleting any manufacturer available options, including chassis models. Any addition or deletion may affect the unit price.

Payment Terms: Payment in the amount of \$1,690,130.00 due within two (2) weeks of contract signature for recognition of full advanced payment discount quoted. If payment is not received and the advanced discount is not taken, payment in the amount of \$1,870,772.00 and any associated change orders will be due Reliant Fire Apparatus, Inc. in full ten (10) days prior to shipment of the completed apparatus from the Pierce Manufacturing, Inc. Florida build location to allow processing and transfer of the Manufacturer's Statement of Origin (MSO) to take place at time of final inspection.

[NOTE: If deferred payment arrangements are required, the Customer must make such financial arrangements through a financial institution acceptable to Reliant.] All taxes, excises and levies that Reliant may be required to pay or collect by reason of any present or future law or by any governmental authority based upon the sale, purchase, delivery, storage, processing, use, consumption, or transportation of the Product sold by Reliant to the Customer shall be for the account of the Customer and shall be added to the Purchase Price. All delivery prices or prices with freight allowance are based upon prevailing freight rates and, in the event of any increase or decrease in such rates, the prices on all unshipped Product will be increased or decreased accordingly. Delinquent payments shall be subject to a carrying charge of 1.5 percent per month or such lesser amount permitted by law. Reliant will not be required to accept payment other than as set forth in this Agreement. However, to avoid a late charge assessment in the event of a dispute caused by a substantial nonconformance with material Specifications (other than freight), the Customer may withhold up to five percent (5%) of the Purchase Price until such time that Reliant substantially remedies the nonconformance with material Specifications, but no longer than sixty (60) days after Delivery. If the disputed amount is the freight charge, the Customer may withhold only the amount of the freight charge until the dispute is settled, but no longer than sixty (60) days after Delivery. Reliant shall have and retain a purchase money security interest in all goods and products now or hereafter sold to the Customer by Reliant or any of its affiliated companies to secure payment of the Purchase Price for all such goods and products. In the event of nonpayment by the Customer of any debt, obligation or liability now or hereafter incurred or owing by the Customer to Reliant, Reliant shall have and may exercise all rights and remedies of a secured party under Article 9 of the Uniform Commercial Code (UCC) as adopted by the state of Wisconsin.

THIS PURCHASE DETAIL FORM IS EXPRESSLY SUBJECT TO THE PURCHASE AGREEMENT TERMS AND

Revised 09/01/2023

CONDITIONS DATED AS OF JULY 29 , 2025 BETWEEN RELIANT AND THE CITY OF DUBUQUE, IOWA WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED IN, AND MADE PART OF, THIS PURCHASE DETAIL FORM AS THOUGH EACH PROVISION WERE SEPARATELY SET FORTH HEREIN, EXCEPT TO THE EXTENT OTHERWISE STATED OR SUPPLEMENTED BY RELIANT HEREIN.

EXHIBIT B

WARRANTY

WARRANTY CERTIFICATES OF COVERAGE ARE INCLUDED IN RELIANT FIRE APPARATUS PROPOSAL #934 PRESENTED TO THE CITY OF DUBUQUE, IOWA DATED JANUARY 14, 2025.

EXHIBIT C

RELIANT PROPOSAL

PROPOSAL FOR APPARATUS TO BE PROVIDED UNDER THIS CONTRACT IS RELIANT FIRE APPARATUS PROPOSAL #934 PRESENTED TO THE CITY OF DUBUQUE, IOWA DATED JANUARY 14, 2025.

**City of Dubuque
City Council**

ACTION ITEMS # 4.

ITEM TITLE:	Central Avenue and White Street Corridor Design Phase 1; Consulting Engineering Services RFQ Authorization
SUMMARY:	City Manager recommending City Council authorization to release a request for qualifications (RFQ) to hire a consultant to assist with the design of Central Avenue and White Street Corridor Design Phase 1.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025-07-29_CW_Corridor Design_P1_RFQ-Authorization_StaffMemo

TO: The Honorable Mayor and City Council Members

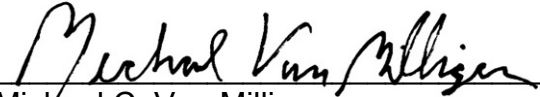
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Central Avenue and White Street Corridor Design Phase 1; Consulting Engineering Services RFQ Authorization

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council authorization to release a request for qualifications (RFQ) to hire a consultant to assist with the design of Central Avenue and White Street Corridor Design Phase 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
Bryce Marifke, Traffic Engineer Intern
Justine Hull, Traffic Engineer
Dave Ness, Civil Engineer
Arielle Swift, Public Works Director
Jill Connors, Economic Development Director
Wally Wernimont, Planning Services Director
Jeremy Jensen, Chief of Police
Steve Fehsal, Interim Parks and Recreation Director
Amy Scheller, Fire Chief
Ryan Knuckey, Transit Director

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 29, 2025

SUBJECT: Central Avenue and White Street Corridor Design Phase 1; Consulting Engineering Services RFQ Authorization

INTRODUCTION

The purpose of this memorandum is to request authorization to release a request for qualifications (RFQ) for Central Avenue and White Street Corridor Design Phase 1.

BACKGROUND

In January 2021, the City of Dubuque regained control of Central Avenue and White Street from the State of Iowa through a Memorandum of Understanding. This change allowed the City to explore converting the streets to two-way traffic and incorporate complete street principles and urban design strategies in support of the Central Avenue Corridor Streetscape Master Plan. A corridor study completed in 2024 found that Central Avenue, with 8,000 vehicles per day, and White Street, with 5,000 vehicles per day, are key parts of the downtown transportation network. Instead of viewing them as two separate roads, the corridor is better understood as 22 individual blocks whose character can vary based on nearby land use. Additionally, freight traffic impacts can be reduced by encouraging use of a defined truck route.

After evaluating several lane and traffic flow options with community input and data analysis, the City selected the Multi-Modal Focused Alternative as the preferred design. This option keeps the streets one-way but removes parking from one side to create space for wider sidewalks, landscaping, and outdoor dining on Central Avenue, and a two-way cycle track along White Street. This configuration preserves current traffic signal coordination while enhancing safety and accessibility for pedestrians and cyclists. Supported by residents and approved by the City Council, the design balances vehicle traffic needs with a more welcoming, multi-use urban environment.

DISCUSSION

The RFQ has been prepared with the input of various city staff members. The following staff members will review the qualifications of those firms that respond and formulate a recommendation:

1. Justine Hull, Engineering (City Project Manager for project)
2. Duane Richter, Engineering
3. Bob Schiesl, Engineering
4. Brian Wulfekuhle, Public Works
5. Ian Hatch, Economic Development
6. Jason Duba, Planning
7. Scott Baxter, Police Department
8. Steve Fehsal, Leisure Services
9. Derek Paulson, Fire Department
10. Joey Lueck, Transit Department

The desired project schedule is as follows:

City Council RFQ Initiate:	August 4, 2025
Design Service RFQ Advertise:	August 8, 2025
Questions Due:	September 9, 2025
Response Addendum Due:	September 11, 2025
Qualifications Due:	September 18, 2025
Committee Review & Shortlist:	September 22, 2025 thru October 3, 2025
Shortlist Interviews:	October 13, 2025 thru October 17, 2025
Recommendation to City Manager:	October 29, 2025
City Council Award:	November 3, 2025
Contract Scope Submittal:	November 21, 2025
Recommendation to City Manager:	December 2, 2025
City Council Approval:	December 8, 2025

RECOMMENDATION

I recommend releasing an RFQ for the implementation of Central Avenue and White Street Corridor Design Phase 1.

BUDGET IMPACT

The total project funding requested in the FY26 CIP budget is summarized as follows:

Central Avenue and White Street Corridor Design Phase 1 Funding						
Fund Source	FY26	FY27	FY28	FY29	FY30	TOTAL
Greater Downtown TIF	\$ 1,400,000	\$ 330,000	\$ 0	\$ 0	\$ 0	\$ 1,730,000
G.O. Debt (GDTIF)	\$ 0	\$ 0	\$1,760,000	\$1,780,000	\$2,900,000	\$ 6,440,000
TOTAL	\$ 1,400,000	\$ 330,000	\$1,760,000	\$1,780,000	\$2,900,000	\$ 8,170,000

ACTION TO BE TAKEN

I respectfully request approval to release an RFQ to hire a consultant to assist with the design of Central Avenue and White Street Corridor Design Phase 1.

Prepared by Bryce Marifke, Traffic Engineer Intern

cc: Justine Hull, Civil Engineer
Dave Ness, Civil Engineer
Arielle Swift, Public Works
Jill Connors, Economic Development
Wally Wernimont, Planning Services Director
Jeremy Jensen, Chief of Police
Steve Fehsal, Leisure Services
Amy Scheller, Fire Chief
Ryan Knuckey, Transit Director

**City of Dubuque
City Council**

ACTION ITEMS # 5.

ITEM TITLE: Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork) Consulting Engineering Services RFQ Award

SUMMARY: City Manager recommending City Council authorization to negotiate and execute a contract with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025-07-28_OMLS-Ph3_RFQ-Award_StaffMemo

TO: The Honorable Mayor and City Council Members

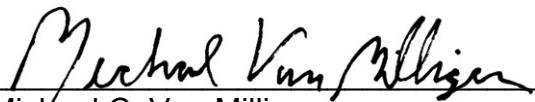
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project
(Catfish Creek Middle Fork) [CIP #5581500053]
Consulting Engineering Services RFQ Award

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council authorization to negotiate and execute a contract with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

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
Laura Bendorf, Budget Manager
Todd Irwin, Water Resources Project Supervisor
Maxwell O'Brien, Civil Engineer
Alex Stein, Civil Engineer
Marie Ware, Acting Project and Facilities Manager
Wally Wernimont, Planning Services Director
Jason Duba, Assistant Planner

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 28, 2025

SUBJECT: Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project
(Catfish Creek Middle Fork) [CIP #5581500053]
Consulting Engineering Services RFQ Award

INTRODUCTION

The purpose of this memo is to seek authorization to negotiate and enter into contract negotiations with HDR Engineering to provide engineering services for the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

BACKGROUND

The Fiscal Year 2026 proposed CIP Catfish Creek Sewershed Interceptor Sewer Improvements – Middle Fork (now referred to as “Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork)”) [CIP# 5581500053] budget includes a total budget \$23,800,00.00 for the project design and construction, with revenue from State Revolving Fund Loans and Sanitary Sewer Construction Funds. The initial project efforts in FY26 will be for the design and permitting of the project.

This project provides for systematic upgrades to the Catfish Creek Sanitary Interceptor Sewer system which branches out along the Middle Fork Catfish creek. The system will also be upsized along the Middle Fork Catfish Creek from Old Mill Road 9.9 miles to the Dubuque Industrial Center West. The Catfish Creek Interceptor Sewer was constructed circa 1960. Extending westward from the Water & Resource Recovery Center, it has allowed for the development of nearly 2,500 acres over the last two decades which includes residential subdivisions, the Dubuque Industrial Center West, and service to the Dubuque Metro Solid Waste Agency. The existing sanitary sewer was identified as being at or exceeding capacity. The funding request will provide for the design, permitting, and easement acquisition for sewer upsizing along the Middle Fork interceptor from Old Mill Road to Brunskill Road.

On June 6, 2025, the City advertised a Request for Qualifications (RFQ) to retain a professional service consultant to assist with the development of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

DISCUSSION

The City received four (4) RFP responses by the July 10, 2025, deadline. The respondents to the RFQ consisted of: AECOM Technical Services (Des Moines), Foth Infrastructure & Environment (Cedar Rapids), Fehr Graham (Manchester, IA), and HDR Engineering (Cedar Rapids, IA).

The qualifications review committee consisted of the following staff members:

1. Maxwell O'Brien, Engineering (City Project Manager for project)
2. Todd Irwin, Engineering
3. Alex Stein, Engineering
4. Tony Steffen, Information Technology
5. Jason Duba, Planning Services
6. Marie Ware, Parks & Recreation

AECOM Technical Services, HDR Engineering, and Foth Infrastructure & Environment were identified as the 3 highest scoring firms after review of the written submittals and were selected for shortlist interview, which were held on July 22, 2025. The consensus of the Committee was that HDR Engineering demonstrated:

- Thorough understanding of the City's overall project objectives and scope, as well as the long-term goals of the sanitary sewer system.
- Highest level of interest in the project along with creativity and problem-solving ability.
- Experience of the project team working together on similar projects with Iowa municipalities.
- Highest level of confidence in navigating the trenchless design and railroad permitting requirements of the project.
- Highest level of confidence in identified project manager and team to meet the accelerated schedule of this project.

RECOMMENDATION

The qualifications review committee recommends that the City enter into contract negotiations with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork). The specific scope of services will be negotiated.

BUDGET IMPACT

The project design will be funded with revenue from n State Revolving Fund (SRF) Planning and Design (P&D) Loan in the amount of \$3,600,000 for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork) [CIP# 5581500053]. The specific design fee will be negotiated.

The total SRF Planning and Design loan request that was approved by Council during the April 7, 2025 meeting is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Administrative, Financial & Legal expenses	\$ 100,000
Engineering Planning & Design expenses	\$ 2,650,000
Land (only after Environmental Review Clears)	\$ 500,000
Archaeological/Environmental	\$ 300,000
Equipment	\$ 50,000
Total Planning & Design Loan Request	<u>\$ 3,600,000</u>

The total project funding adopted in the FY26 CIP budget is summarized as follows:

Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork) Funding					
Fund Source	FY26	FY27	FY28	FY29	TOTAL
Sanitary Sewer Construction Fund	\$ 250,000	\$ 250,000	\$ 0	\$ 0	\$ 500,000
SRF Loan	\$1,000,000	\$6,300,000	\$7,500,000	\$8,500,000	\$23,300,000
TOTAL	\$1,250,000	\$6,550,000	\$7,500,000	\$8,500,000	\$23,800,000

ACTION TO BE TAKEN

I respectfully request authorization to negotiate and execute a contract with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork).

Prepared by Maxwell O'Brien, Civil Engineer

cc: Jenny Larson, Director of Finance and Budget
 Laura Bendorf, Budget Manager
 Todd Irwin, Water Resources Project Supervisor
 Maxwell O'Brien, Civil Engineer
 Alex Stein, Civil Engineer
 Marie Ware, Leisure Services Director
 Wally Wernimont, Planning Services Director
 Jason Duba, Assistant Planner

**City of Dubuque
City Council**

ACTION ITEMS # 6.

ITEM TITLE: Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork) Consulting Engineering Services RFQ Award

SUMMARY: City Manager recommending City Council authorization to negotiate and execute a contract with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork). The specific scope of services will be negotiated.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025-07-28_OMLS-Ph4_RFQ-Award_StaffMemo

TO: The Honorable Mayor and City Council Members

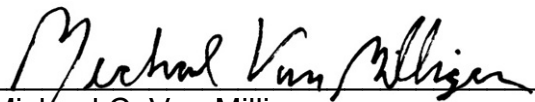
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project
(Catfish Creek South Fork) [CIP #5581500052]
Consulting Engineering Services RFQ Award

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council authorization to negotiate and execute a contract with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork). The specific scope of services will be negotiated.

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
Laura Bendorf, Budget Manager
Todd Irwin, Water Resources Project Supervisor
Maxwell O'Brien, Civil Engineer
Alex Stein, Civil Engineer
Marie Ware, Acting Parks and Recreation Project and Facilities Manager
Wally Wernimont, Planning Services Director
Jason Duba, Assistant Planner

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 28, 2025

SUBJECT: Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project
(Catfish Creek South Fork) [CIP #5581500052]
Consulting Engineering Services RFQ Award

INTRODUCTION

The purpose of this memo is to seek authorization to negotiate and enter into contract negotiations with Foth Infrastructure & Environment to provide engineering services for the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork).

BACKGROUND

The Fiscal Year 2026 proposed CIP Catfish Creek Sewershed Interceptor Sewer Improvements – South Fork (now referred to as “Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork)”) [CIP# 5581500052] budget includes a total budget \$13,927,212.00 for the project design and construction, with revenue from State Revolving Fund Loans and Sanitary Sewer Construction Funds. The initial project efforts in FY26 will be for the design and permitting of the project.

This project provides for systematic upgrades to the Catfish Creek Sanitary Interceptor Sewer system which branches out along the South Fork Catfish creek. The sewer system will be upsized from Old Mill Road along the South Fork Catfish Creek 6.9 miles to the Dubuque Metropolitan Solid Waste Agency. The Catfish Creek Interceptor Sewer was constructed circa 1960. Extending westward from the Water & Resource Recovery Center, it has allowed for the development of nearly 2,500 acres over the last two decades which includes residential subdivisions, the Dubuque Industrial Center West, and service to the Dubuque Metro Solid Waste Agency. The existing sanitary sewer was identified as being at or exceeding capacity. The funding request will provide for the design, permitting, and easement acquisition for sewer upsizing along the South Fork interceptor from Old Mill Road to North Cascade Road.

On June 6, 2025, the City advertised a Request for Qualifications (RFQ) to retain a professional service consultant to assist with the development of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork).

DISCUSSION

The City received five (5) RFP responses by the July 10, 2025, deadline. The respondents to the RFQ consisted of: AECOM Technical Services (Des Moines), Foth Infrastructure & Environment (Cedar Rapids), Fehr Graham (Manchester, IA), HDR Engineering (Cedar Rapids, IA), and MSA Professional Services (Dubuque, IA).

The qualifications review committee consisted of the following staff members:

1. Todd Irwin, Engineering (City Project Manager for project)
2. Maxwell O'Brien, Engineering
3. Alex Stein, Engineering
4. Tony Steffen, Information Technology
5. Jason Duba, Planning Services
6. Marie Ware, Parks & Recreation

AECOM Technical Services, HDR Engineering, and Foth Infrastructure & Environment were identified as the 3 highest scoring firms after review of the written submittals and were selected for shortlist interview, which were held on July 24, 2025. The consensus of the Committee was that Foth Infrastructure & Environment demonstrated:

- Thorough understanding of the City's overall project objectives and scope, as well as the long-term goals of the sanitary sewer system.
- Highest level of interest in the project along with creativity and problem-solving ability.
- Experience of the project team working together on similar projects with Iowa municipalities.
- Highest level of confidence in navigating the environmental and archaeological challenges located within the project area.
- Highest level of confidence in identified project manager and team to meet the accelerated schedule of this project.

RECOMMENDATION

The qualifications review committee recommends that the City enter into contract negotiations with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork). The specific scope of services will be negotiated.

BUDGET IMPACT

The project design will be funded with revenue from a State Revolving Fund (SRF) Planning and Design (P&D) Loan in the amount of \$3,400,000 for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork) [CIP# 5581500052]. The specific design fee will be negotiated.

The total SRF Planning and Design loan request that was approved by Council during the April 7, 2025 meeting is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Administrative, Financial & Legal expenses	\$ 100,000
Engineering Planning & Design expenses	\$ 2,500,000
Land (only after Environmental Review Clears)	\$ 500,000
Archaeological/Environmental \$	\$ 300,000
Total Planning & Design Loan Request	<u>\$ 3,400,000</u>

The total project funding adopted in the FY26 CIP budget is summarized as follows:

Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork) Funding					
Fund Source	FY26	FY27	FY28	FY29	TOTAL
Sanitary Sewer Construction Fund	\$ 47,027	\$ 3,005	\$ 315,410	\$ 0	\$ 365,442
SRF Loan	\$ 702,973	\$4,934,207	\$7,924,590	\$ 0	\$13,561,770
TOTAL	\$ 750,000	\$4,937,212	\$8,240,000	\$ 0	\$13,927,212

ACTION TO BE TAKEN

I respectfully request authorization to negotiate and execute a contract with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork).

Prepared by Todd Irwin, Water Resources Project Supervisor

cc: Jenny Larson, Director of Finance and Budget
 Laura Bendorf, Budget Manager
 Todd Irwin, Water Resources Project Supervisor
 Maxwell O'Brien, Civil Engineer
 Alex Stein, Civil Engineer
 Marie Ware, Leisure Services Director
 Wally Wernimont, Planning Services Director
 Jason Duba, Assistant Planner

**City of Dubuque
City Council**

ACTION ITEMS # 7.

ITEM TITLE: Track Line Sanitary Sewer Reconstruction Project Consulting Engineering Services RFQ Authorization

SUMMARY: City Manager recommending City Council approval to release an RFQ to hire a consultant to assist with the development of the Track Line Sanitary Sewer Reconstruction Project.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025-07-28_TrackLineSewerRelocate_RFQ-Authorization_StaffMemo

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

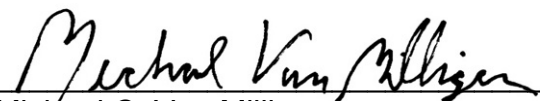
SUBJECT: Track Line Sanitary Sewer Reconstruction Project
Consulting Engineering Services RFQ Authorization

DATE: July 29, 2025

City Engineer Gus Psihoyos is recommending City Council approval to release an RFQ to hire a consultant to assist with the development of the Track Line Sanitary Sewer Reconstruction Project.

This project provides for the phased relocation of 5,150 feet of the 12-inch diameter sanitary sewer that runs along the railroad tracks from Hawthorne Street to Fengler Street. The existing clay tile sewer that was installed in the 1920's still functions; however, the influx of sand and proximity of the adjacent railroad tracks has increasingly made the sewer difficult to maintain and indicates that groundwater is infiltrating into the pipe. The sewer has multiple failing sections and is undersized from hydraulic modeling results. Proximity to the adjacent railroad prohibits access for maintenance or rehabilitation activities. The sewer requires relocation to City right of way, with redirection of private laterals. The project is located adjacent to Consent Decree Sewershed 10. The funding request will provide for the initial phase design, permitting, and easement acquisition for the relocation of the track line sewer located between Hawthorne St and Roosevelt St.

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

Laura Bendorf, Budget Manager
Maxwell O'Brien, Civil Engineer
Nate Kieffer, Civil Engineer
Kristin Hill, Communications Specialist
Randy Gehl, Public Information Officer
Jeff Dozbaba, Inspector
Ben Pothoff, Deputy Code Official

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 28, 2025

SUBJECT: Track Line Sanitary Sewer Reconstruction Project
Consulting Engineering Services RFQ Authorization

INTRODUCTION

The purpose of this memorandum is to request authorization to release a request for qualifications (RFQ) for the Track Line Sanitary Sewer Reconstruction Project.

BACKGROUND

The Fiscal Year 2026 proposed CIP Track Line Sanitary Sewer Reconstruction Project budget includes a total budget \$5,000,000 for the project design and construction, with revenue from State Revolving Fund Loans and Sanitary Sewer Construction Funds. The initial project efforts in FY26 will be for the design and permitting of the project.

This project provides for the phased relocation of 5,150 feet of the 12-inch diameter sanitary sewer that runs along the railroad tracks from Hawthorne Street to Fengler Street. The existing clay tile sewer that was installed in the 1920's still functions; however, the influx of sand and proximity of the adjacent railroad tracks has increasingly made the sewer difficult to maintain and indicates that groundwater is infiltrating into the pipe. The sewer has multiple failing sections and is undersized from hydraulic modeling results. Proximity to the adjacent railroad prohibits access for maintenance or rehabilitation activities. The sewer requires relocation to City right of way, with redirection of private laterals. The project is located adjacent to Consent Decree Sewershed 10. The funding request will provide for the initial phase design, permitting, and easement acquisition for the relocation of the track line sewer located between Hawthorne St and Roosevelt St.

DISCUSSION

The RFQ has been prepared with the input of various city staff members. The following staff members will review the qualifications of those firms that respond and formulate a recommendation:

1. Maxwell O'Brien, Engineering (City Project Manager for project)
2. Charlie Gau, Engineering
3. Nate Kieffer, Engineering
4. Kristin Hill, Public Information Office
5. Jeff Dozbaba, Housing

The desired project schedule for the initial phase is as follows:

City Council Authorization	April 3, 2025
P&D Loan Application	April 7, 2025
SRF IUP	June 2025
City Council RFQ Initiate	August 4, 2025
Design Service RFQ Advertise:	August 8, 2025
Questions Due:	September 9, 2025
Response Addendum Due:	September 11, 2025
Qualifications Due:	September 18, 2025
Committee Review & Shortlist:	September 22, 2025 thru September 26, 2025
Shortlist Interviews:	September 29, 2025 thru October 10, 2025
Recommendation to City Manager:	October 14, 2025
City Council Award:	October 20, 2025
Contract Scope Submittal:	November 14, 2025
Recommendation to City Manager:	November 25, 2025
City Council Approval:	December 1, 2025
SRF Facility Plan Submittal Due:	June 1, 2026
Final Contract Documents Complete:	October 26, 2026
All Permits Acquired:	October 26, 2026
Council Initiate:	January 4, 2027
Bid Advertisement:	January 8, 2027
Council set Public Hearing:	January 18, 2027
Council Advertise for Public Hearing:	January 22, 2027
Public Hearing:	February 1, 2027
Bid Opening:	February 4, 2027
Council Bid Award:	February 15, 2027
Construction/Contract Start:	March 1, 2027
Construction End:	December 31, 2028

RECOMMENDATION

I recommend releasing an RFQ for the implementation of the Track Line Sanitary Sewer Reconstruction Project.

BUDGET IMPACT

The total SRF Planning and Design loan request that was approved by Council during the April 7, 2025 meeting is summarized as follows:

<u>Description</u>	<u>Estimate</u>
Administrative, Financial & Legal expenses	\$ 20,000
Engineering Planning & Design expenses	\$ 360,000
Land (only after Environmental Review Clears)	\$ 100,000
Equipment	\$ 20,000
Total Planning & Design Loan Request	<u>\$ 500,000</u>

The total project funding requested in the FY26 CIP budget is summarized as follows:

Track Line Sanitary Sewer Reconstruction Project Funding					
Fund Source	FY26	FY27	FY28	FY29	FY30
SRF Loan	\$ 500,00	\$1,000,000	\$1,500,000	\$1,000,000	\$1,000,000

ACTION TO BE TAKEN

I respectfully request approval to release an RFQ to hire a consultant to assist with the development of the Track Line Sanitary Sewer Reconstruction Project.

Prepared by Maxwell O'Brien, Civil Engineer

cc: Jenny Larson, Chief Financial Officer
 Laura Bendorf, Budget Manager
 Maxwell O'Brien, Civil Engineer
 Nate Kieffer, Civil Engineer
 Kristin Hill, Communications Specialist
 Randy Gehl, Public Information Officer
 Jeff Dozbaba, Inspector
 Ben Pothoff, Deputy Code Official

**City of Dubuque
City Council**

ACTION ITEMS # 8.

ITEM TITLE: Request Additional FTE for Field Engineering Technician I or II (Engineering Water Resources Team)

SUMMARY: City Manager recommending the authorization of an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department using budgeted CIP funds from several significant, multi-year projects: Old Mill Road Lift Station Projects: Phase I – Lift Station Site; Phase II – Fore Main; and Catfish Creek Sanitary Sewer Interceptor Projects: South Fork – Phase 4; and Middle Fork – Phase 3.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. 2025-07-30_StaffMemo-AddFTE-WtrRscFieldTech

TO: The Honorable Mayor and City Council Members

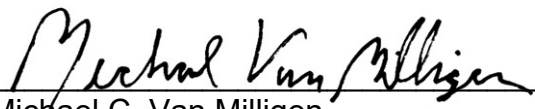
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Request Additional FTE for Field Engineering Technician I or II
(Engineering Water Resources Team)

DATE: July 31, 2025

City Engineer Gus Psihoyos is recommending the authorization of an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department using budgeted CIP funds from several significant, multi-year projects: Old Mill Road Lift Station Projects: Phase I – Lift Station Site; Phase II – Fore Main; and Catfish Creek Sanitary Sewer Interceptor Projects: South Fork – Phase 4; and Middle Fork – Phase 3.

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
Max O'Brien, Civil Engineer
Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Kristen Dietz, Talent Acquisition Manager
Shelley Stickfort, Chief Human Resources Officer
Todd Irwin, Water Resources Project Supervisor

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: July 30, 2025

RE: Request Additional FTE for Field Engineering Technician I or II
(Engineering Water Resources Team)

INTRODUCTION

The purpose of this memo is to seek authorization for an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department.

BACKGROUND

As part of the FY26 budget process, the City approved an improvement package consolidating two part-time Inflow and Infiltration (I&I) inspectors into one full-time Field Engineering Technician I or II position. This brings the Water Resources Team to a total of six FTEs. As part of this restructuring, a part-time inspector, who primarily supports the sidewalk program, was reassigned to the Engineering Streets Team, as he does not perform I&I-related activities.

The newly created technician position was advertised on June 23, 2025, and the hiring team is currently reviewing applications. This position is intended to support the development and implementation of a systematic I&I program and provide operational maintenance support for the City's MS4 system, including detention basin maintenance.

Currently, Field Engineering Technician III Luke Steger is the team's primary inspector and is at capacity with scheduled inspections for the remainder of 2025 and much of 2026. He also supports the sidewalk program and special projects, further reducing his availability. Design Engineering Technician III Charlie Gau provides occasional inspection support but is also heavily involved in design work and special assignments. The rest of the team primarily handles design, analysis, and budgeting, with limited capacity for additional fieldwork.

Due to the current and upcoming large-scale CIP projects, staff have identified the need to expand internal inspection capacity to reduce reliance on external consultants and stay within existing project budgets.

DISCUSSION

The Water Resources Team is managing several significant, multi-year projects, including:

- Old Mill Road Lift Station Projects:
 - Phase I – Lift Station Site(CIP #5581500006)
 - Phase II – Force Main (CIP #5581500054)
- Catfish Creek Sanitary Sewer Interceptor Projects:
 - South Fork – Phase 4 (CIP #5581500052)
 - Middle Fork – Phase 3 (CIP #5581500053)

These projects require dedicated daily construction inspection. Originally, Water Resource Project Supervisor was slated to handle civil inspections for the Old Mill Road Lift Station projects. However, due to his upcoming responsibilities with the Catfish Creek projects, he is no longer available.

Consultant inspection fees (~\$125/hour) are not sustainable under the current SRF loan-supported budgets. City budgets for Phases 1 and 2 assumed internal inspection resources, and this model must continue for Phases 3 and 4, scheduled for construction from 2026 to 2028.

Staff propose hiring a second FTE Field Engineering Technician from the existing applicant pool to meet these inspection needs. Preliminary review with Talent Acquisition Manager indicates that two qualified candidates can likely be identified.

RECOMMENDATION

In order to fund the additional FTE, staff have identified the following budgetary needs:

- Salary & Benefits (assumed Engineering Field Technician II at NB11, step 2):
\$87,386/year
 - Staff recommend to fund from projects as identified in Budget Impact.
- Vehicle: No Additional Fleet Costs Needed
 - Staff recommend use of the existing I&I F250 truck (ID #915) utilized by part time Sidewalk Inspector.
 - Staff recommend that part time Sidewalk Inspector utilize one of the fleet vehicles (ID #903 or ID #914) for sidewalk inspections.
 - Trucks #915 and #916 are funded through sanitary sewer and stormwater enterprise funds respectively. Staff has confirmed there is adequate fueling and maintenance budget for these vehicles within existing budget line items.
- Computer and Desk Phone: No Additional Office Equipment Costs Needed
 - Staff recommend use of existing I&I computer.
 - Staff recommend that part time Sidewalk Inspector be moved from the I&I desk/computer station over to the unassigned workstations.

- Cell phone (AT&T First Net): \$0.99 (smart phone) plus \$540 annual fees
 - o The smart phone for Sidewalk Inspector and the vacant Field Engineering Technician for Water Resource Team are both scheduled for replacement in FY26 for a total of \$910 under Sanitary Sewer Utility GL Code 610-55-5510-80-815-5502-00-01-65045. This operating budget does not account for phones purchased under the First Net discount.
 - Staff recommend utilizing the Sanitary Sewer Utility GL Code 610-55-5510-80-815-5502-00-01-65045 to purchase new phone for the requested FTE.
 - Staff recommend utilizing the Sanitary Sewer Utility GL Code 610-55-5510-80-815-5502-00-01-63730 for the monthly charges for the new phone for the requested FTE.
 - o Staff recommend that the Sidewalk Inspector is future phone replacement and monthly usage fees be budgeted under roadway related operating fund.
 - Under the Engineering Streets Telecom GL Code 100-55-5512-20-210-5502-00-01-63730-), there is \$11,400 budgeted for the monthly charges for the smart phones data plans for the Engineering Streets team. Based on actual costs, there is a savings that would accommodate additional data charges of approximately \$540 annually.

- Tablet (AT&T First Net): \$840 (tablet) plus \$495 annual fees
 - o The tablet for Sidewalk Inspector and the vacant Field Engineering Technician for Water Resource Team are both scheduled for replacement in FY26 for a total of \$910 under Sanitary Sewer Utility GL Code 610-55-5510-80-815-5502-00-01-65045. This operating budget does not account for tablets purchased under the First Net discount.
 - Under the Sanitary Sewer Utility GL Code 610-55-5510-80-815-5502-00-01-64190, there is \$38,224 budgeted for the monthly charges for the tablet data plans and software needs for the Engineering Water Resources team. Based on actual costs, there is a savings that would accommodate the costs of both the additional data charges (approximately \$540 annually) and the initial purchase of the tablet (approximately \$840).
 - Future tablet replacements will be out of the computer replacements CIP, to be budgeted as needed.
 - o Staff recommends that Sidewalk Inspector's future phone replacement and monthly usage fees be budgeted under a sidewalk or roadway related operating fund.
 - Under the Engineering Streets Telecom GL Code 100-55-5512-20-210-5502-00-01-63730-), there is \$11,400 budgeted for the monthly charges for the tablet data plans for the Engineering Streets team. Based on actual costs, there is a savings that would accommodate the additional data charges for a phone of approximately \$495 annually.

- Miscellaneous Software, Trainings and Manuals:
 - o The current budget for these items have sufficient funding to accommodate the needs for the additional requested FTE with no additional funds requested.

BUDGET IMPACT

Salary/Benefits:

- Need: **\$87,386/year**
- Anticipated CIP projects to support staff costs for the next several years include the following:
 - o *Note: Majority of staff time anticipated to be charged to these projects, other projects listed cover other anticipated/ongoing CIP's this position will assist with.
 - o Recommend position funded **70% (\$61,170/year)** from 611-55-0000-80-815-5570-00-02-60100- Engineering CIP Fulltime from CIP maintenance projects and the high priority projects listed below.
 - *5581500006-611-FTPAY- Old Mill Road Lift Station Phase 1
 - *5581500052-611-FTPAY- Catfish Creek Watershed -South Fork
 - *5581500053-611-FTPAY- Catfish Creek Watershed-Middle Fork
 - *5581500054-611-FTPAY- Old Mill Road Lift Station Phase 2
 - o Recommend position funded **15% (\$13,108/year)** from 621-55-0000-82-865-5570-00-02-60100- Engineering CIP Fulltime from CIP maintenance projects
- Anticipated Operating Budgets to support staff costs as follows:
 - o Recommend position funded **15% (\$13,108/year)** from 620-55-5509-82-865-5507-00-01-60100- Engineering Storm Fulltime
 - ~\$75,000 budgeted in 620-55-5507-82-865-5507-00-01-64900- for external consultant assistance to review development submittals. This fund is no longer needed as staff perform review internally. Recommend reallocation of \$6,554/year to operational staff time, then drop the remainder.

Vehicle:

- **No additional cost** to FY26 budget; see discussion recommendations above.

Computer/Desk:

- **No additional cost** to FY26 budget; see discussion recommendations above.

Phone:

- **No additional cost** to FY26 budget; see discussion recommendations above.

Tablet:

- **No additional cost** to FY26 budget; see discussion recommendations above.

Misc Software/Training/Manuals:

- **No additional cost** to FY26 budget; see discussion recommendations above.

ACTION TO BE TAKEN

I respectfully request the authorization of an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department based on the above Budget Impact.

Prepared by Max O'Brien, Civil Engineer

cc: Jenny Larson, Chief Financial Officer
Laura Bendorf, Budget Manager
Kristen Dietz, Talent Acquisition Manager
Shelley Stickfort, Chief Human Resources Officer
Todd Irwin, Water Resources Project Supervisor

**City of Dubuque
City Council**

ACTION ITEMS # 9.

ITEM TITLE:	Approval of Five Flags Civic Center Management Agreement Amendment #1
SUMMARY:	City Manager recommending City Council approval of the Five Flags Civic Center Management Agreement Amendment #1.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. Approval of Five Flags Civic Center Management Agreement Amendment _1
2. 25-8-4 MVM Civic Center Management Agreement Amendment 1
3. OVG360 Dubuque IA - Five Flags Mgmt Agreement Amend 1 eff. 8-4-25 - signed
4. 25-7-1 Civic Center Management Agreement City OVG Fully Executed

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Approval of Five Flags Civic Center Management Agreement Amendment #1

DATE: August 4, 2025

Interim Parks and Recreation Director Stephen Fehsal is recommending City Council approval of the Five Flags Civic Center Management Agreement Amendment #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
Stephen Fehsal, Interim Parks and Recreation Director
Marie Ware, Acting Project and Facilities Manager
Assistant City Attorney Jason Lehman

TO: Michael C. Van Milligen, City Manager
FROM: Stephen J. Fehsal, Interim Parks and Recreation Director
SUBJECT: Approval of Five Flags Civic Center Management Agreement Amendment #1
DATE: August 4, 2025

INTRODUCTION

The purpose of this memo is to request approval of Five Flags Civic Center Management Agreement Amendment #1.

BACKGROUND

OVG began operations of the Five Flags Civic Center on July 1, 2025. The liquor licensing began moving forward right away as a new license had to be obtained in OVG's name.

DISCUSSION

OVG's SVP & Deputy General Counsel Cait Burggraf alerted Assistant City Attorney Jason Lehman and Acting Project and Facilities Manager Marie Ware late Friday of an issue regarding the liquor license for Five Flags Civic Center. Burggraf reported the following:

"The reviewing agent at the liquor board has flagged the following:

- Alcohol revenue is included in the definition of "Event Revenue";
- The City retains 100% of Event Revenue up to the benchmark and 90% thereafter;
- As a result, the City retains 10% or more of alcohol revenue and must therefore be listed as an owner on the liquor license.

Our liquor license will not be approved until this structure is revised. Please see below the proposed next steps from our reviewing agent:

The Iowa Alcohol & Tax Compliance Division has reviewed your application for a Class C Retail Alcohol License App-219237 GLOBAL SPECTRUM, L.P. DBA Five Flags Center

During our review, we identified **one issue** that requires your attention.

On page 9 section 3.2 the lease shows there is a profit share of 10% of event revenue. **The Iowa code requires any person or entity with 10% interest or more to be listed as an owner.** To correct this please do one of the following:

1. Submit an ownership amendment on ELAPS with correct percentages for Global spectrum and City of Dubuque.

- This will need to be approved by the city, then will hit my queue. Can take anywhere from a day to 3 months depending on the city's approval process.

OR

2. Redefine "event Revenue" to exclude beer liquor and wine.

- This will go directly to me and will be reviewed by my team lead.

***on the phone I told you changing the percentage to 9 would work as well, however this would still require an ownership amendment to correct Spectra's percentage. You can do this in the future, but I would not recommend on this application. ”

In order to secure liquor license approval, we must revise the contract to (i) exclude alcohol sales from the definition of "Event Revenue" and (ii) create a new category—"Alcohol Revenue"—under which the City would receive 9.9%. While this is not a long-term solution, amending the contract to reflect this structure would allow us to obtain the license for an interim period.

Recognizing this interim revision would create an imbalance in fees paid to OVG, OVG included language in the amendment providing that Alcohol Revenue will be held in escrow pending a subsequent amendment that (i) reflects the final restructured deal, or (ii) indicates the willingness of the City to be named as an owner on the liquor license.

This must be resolved Monday, August 4, in order for us to procure alcohol for the first event on August 8. Assistant City Attorney Jason Lehman has reviewed the First Amendment.

ACTION REQUESTED

I respectfully request approval of Five Flags Civic Center Management Agreement Amendment #1.

Prepared by: Marie L. Ware, Acting Project and Facilities Manager

cc: Assistant City Attorney Jason Lehman
General Manager for Five Flags and Grand River Center Ryan Bonifas

FIRST AMENDMENT TO THE CIVIC CENTER MANAGEMENT AGREEMENT

This First Amendment to the Civic Center Management Agreement (this “**First Amendment**”) is effective as of August 4, 2025 (the “**First Amendment Effective Date**”) between (i) Global Spectrum, L.P. d/b/a Oak View Group, a Delaware limited partnership (“**OVG**”), and (ii) the City of Dubuque, Iowa, a municipality organized under the laws of the State of Iowa (“**Owner**”).

RECITALS

A. OVG and Owner are parties to that certain Civic Center Management Agreement dated as of June 12, 2025, (the “**Agreement**”) pursuant to which the Owner granted to OVG the exclusive right and privilege to manage and operate the *Five Flags Civic Center* (the “**Facility**”).

B. OVG and Owner desire to amend the financial terms of the Agreement for a limited period while they engage in good faith negotiations to restructure the Agreement’s financial terms, as further described herein.

NOW THEREFORE, FOR VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS AGREED AS FOLLOWS:

1. **Definitions.** All of the defined terms and definitions set forth in the Agreement shall apply to and are incorporated into this First Amendment, except that any modifications thereto and/or all other defined terms and definitions set forth in this First Amendment shall apply.

2. **Interim Financial Arrangements.** The parties have agreed to renegotiate the financial terms of the Agreement to ensure compliance with Iowa alcoholic beverage control laws (the “**Renegotiation Period**”), and acknowledge that the adjustments set forth below are intended to apply only on a temporary basis during this interim period. To account for any overage or differential in fees payable to OVG during the Renegotiation Period, the parties agree that any amounts paid to OVG during the Renegotiation Period that exceed the amounts that would have been payable under the original Agreement (the “**Interim Fee Differential**”) shall be held in escrow and not disbursed or treated as earned income, until the parties enter into another amendment to the Agreement establishing revised financial structure. At that time, the Interim Fee Differential shall be disbursed in accordance with the terms of such amended agreement. If no amendment is executed within 90 days following the First Amendment Effective Date, the parties shall confer in good faith to determine a compliant disposition of the escrowed funds.

3. **New Financial Terms.** In accordance with the foregoing, during the Renegotiation Period, the following terms shall apply:

- A new definition “**Alcohol Revenue**” shall be added to the Agreement and shall mean gross revenue generated from OVG’s sale of alcoholic beverages at the Facility less expenses directly associated with the purchase of alcohol.
- Alcohol Revenue shall be excluded from the definition of Revenue, and consequently, shall not be included in the definition of Event Revenue.
- OVG shall continue to receive its Fixed Management Fee as set forth in the Agreement.
- OVG shall retain 90.1% of all Alcohol Revenue resulting from the operation of the Facility, and shall remit the remaining 9.9% to Owner.
- The Revenue Incentive shall not be calculated and paid during the Renegotiation Period.

- Following the Renegotiation Period, the Interim Fee Differential shall be calculated in accordance with the subsequent amendment and shall be paid out as agreed between the parties.

4. **Incorporation of Agreement.** The modifications, amendments and additions to the Agreement described herein, and the defined terms set forth in this First Amendment, shall be incorporated into the Agreement as of the First Amendment Effective Date.

5. **Continuation of Terms of Agreement.** This First Amendment and the Agreement are to be read together and *in pari materia* but to the extent of any inconsistency between any term of this First Amendment and any term of the Agreement, the terms of this First Amendment shall control and prevail. Except as otherwise specifically modified and amended by this First Amendment as of the First Amendment Effective Date, all of the terms and conditions of the Agreement shall continue to be binding and effective.

6. **Counterparts.** This First Amendment may be executed in two or more counterparts, each of which shall be considered an original.

7. **Entire Agreement.** This First Amendment constitutes the entire understanding of the parties with respect to modifications and amendments described herein.

8. **Applicable Law.** This First Amendment shall be construed and interpreted in accordance with the laws of the State of Iowa, without regard to conflict of laws.

9. **Authority.** The parties acknowledge, warrant and represent that each has the full right, authority and power to enter into this First Amendment. The parties further acknowledge, warrant and represent that the execution by the individuals noted below for such party, and the delivery and performance by the parties of this First Amendment has been and/or shall be duly authorized by all necessary action of the parties and no other action on the part of the respective parties is required in connection therewith and that this First Amendment and each agreement, document and instrument executed and delivered pursuant to this First Amendment constitutes, or when executed and delivered will constitute, valid and binding obligations of the respective parties enforceable in accordance with their terms.

[Signature Page Follows]

ACCEPTED AND AGREED as of the First Amendment Effective Date:

GLOBAL SPECTRUM, L.P.

By: Global Spectrum, LLC
its general partner

By: 

Brian Rothenberg (Aug 4, 2025 15:02:53 EDT)

Name: Brian Rothenberg
Its: President

THE CITY OF DUBUQUE, IOWA

By: _____

Print Name: _____

Print Title: _____

OVG360 Dubuque IA - Five Flags Mgmt Agreement Amend 1 eff. 8-4-25

Final Audit Report

2025-08-04

Created:	2025-08-04
By:	Cait Burggraf (cait.burggraf@oakviewgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5s3G9nCv16C9io8zGhnsOa4XAj1-0Pnl

"OVG360 Dubuque IA - Five Flags Mgmt Agreement Amend 1 ef f. 8-4-25" History

-  Document created by Cait Burggraf (cait.burggraf@oakviewgroup.com)
2025-08-04 - 6:47:20 PM GMT
-  Document emailed to Brian Rothenberg (brian.rothenberg@oakviewgroup.com) for signature
2025-08-04 - 6:47:24 PM GMT
-  Email viewed by Brian Rothenberg (brian.rothenberg@oakviewgroup.com)
2025-08-04 - 6:54:13 PM GMT
-  Document e-signed by Brian Rothenberg (brian.rothenberg@oakviewgroup.com)
Signature Date: 2025-08-04 - 7:02:53 PM GMT - Time Source: server
-  Agreement completed.
2025-08-04 - 7:02:53 PM GMT

**CIVIC CENTER
MANAGEMENT AGREEMENT**

between

CITY OF DUBUQUE, IA

and

**GLOBAL SPECTRUM, L.P.
d/b/a Oak View Group**

Effective Date: June 12, 2025

Commencement Date: July 1, 2025

CIVIC CENTER MANAGEMENT AGREEMENT

This Civic Center Management Agreement (the “**Agreement**”) is entered into and made effective as of the Effective Date, by and between the City of Dubuque, Iowa, a municipality organized under the laws of the State of Iowa (“**Owner**”), and Global Spectrum, L.P., a Delaware limited partnership d/b/a Oak View Group (“**OVG**”).

RECITALS

WHEREAS, Owner owns a multi-purpose facility of approximately 50,000 square feet, consisting of a 4,000-seat arena, a 711-seat historic performing theater, approximately 1,950 square feet of meeting space, and a black-box theater of approximately 1,700 square feet, located at 405 Main St., Dubuque IA, and currently known as the *Five Flags Civic Center* (the “**Facility**”); and

WHEREAS, the financial and operational success and maintenance of the Facility is of the highest importance to the Owner;

WHEREAS, Owner has previously engaged OVG in connection with the management and operation of its convention center facility, the *Grand River Center*, pursuant to the Management Agreement between OVG and Owner, effective March 20, 2023 (the “**Grand River Agreement**”);

WHEREAS, Owner desires to engage OVG to manage and operate the Facility on behalf and for the benefit of Owner, and OVG desires to accept such engagement, pursuant to the terms and conditions contained herein; and

NOW THEREFORE, for and in consideration of the foregoing, the mutual covenants and promises hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

ARTICLE 1 DEFINITIONS

For purposes of this Agreement, the following terms have the meanings referred to in this Section:

Affiliate: A person or company that directly or indirectly, through one or more intermediaries, controls or is controlled by, or is under common control with, a specified person or company.

Agreement: This Civic Center Management Agreement, together with all schedules and exhibits attached hereto, each of which is incorporated herein as an integral part of this Agreement.

Amendment shall have the meaning giving to such term in Section 17.2 hereof.

Assistant General Manager: The employee or, if applicable employees, of OVG acting as the on-site full-time assistant general manager(s) of the Facility.

Bonds shall have the meaning given to such term in Section 17.1 hereof.

Buyout Amount shall have the meaning given to such term in Section 11.4 hereof.

Capital Expenditures: All expenditures for building additions, alterations, repairs, or improvements, and for purchases of additional or replacement furniture, machinery, or equipment, where the cost of such expenditure is greater than \$5,000 and the depreciable life of the applicable item is, according to generally accepted accounting principles, is in excess of one year. Beginning in the second Operating Year, the dollar amount referenced in this paragraph shall be increased over the dollar amount from the previous Operating Year in accordance with the percentage increase in the CPI over the previous 12-month period (*i.e.*, the difference, expressed as a percentage, between the value of the CPI published most recently prior to the commencement of the preceding Operating Year and the value of the CPI published most recently prior to the commencement of the Operating Year for which the CPI adjustment will apply).

Changes shall have the meaning given to such term in Section 17.2 hereof.

Code shall have the meaning given to such term in Section 17.1 hereof.

Commencement Date shall have the meaning ascribed to such term in the cover page of this Agreement.

Commercial Rights: Naming Rights, pouring rights, advertising, sponsorships, the branding of food and beverage products for resale, and, if applicable, any premium seating (including clubs, suites, and party suites) at or with respect to the Facility and owned or controlled by Owner.

Commercial Rights Contracts: Any contracts for the purchase and sale of Commercial Rights, which shall be in writing and duly executed by the parties thereto.

Commercial Rights Fee shall have the meaning given to such term in Section 3.3 hereof.

Commercial Rights Revenue: All revenue (including cash and trade, with such trade valued at its retail price in an arms-length transaction) derived from the sale of Commercial Rights, including Naming Rights.

Commercial Rights Services shall have the meaning given to such term in Section 2.1(c) hereof.

CPI: The "Consumer Price Index" for all urban consumers, Midwest region, all items, not seasonally adjusted, as published by the United States Department of Labor, Bureau of Labor Statistics or such other successor or similar index.

Effective Date shall have the meaning ascribed to such term in the cover page of this Agreement.

Emergency Repair: The repair of a condition which, if not performed immediately, creates an imminent danger to persons or property and/or an unsafe condition at the Facility threatening persons or property and was not the result of acts or omissions constituting gross negligence or willful misconduct of OVG.

Event Account: A separate interest-bearing account in the name of Owner and under Owner's Federal ID number in a local qualified public depository, to be designated by Owner, where advance ticket sale revenue is deposited by OVG.

Event Revenue: All Revenue generated from events at the Facility (including food and beverage, audio-visual, decorating, rent, and other event-related revenue). For avoidance of doubt, Event Revenue excludes revenues not reasonably attributable to individual events, such as Commercial Rights Revenue and other miscellaneous revenues or income.

Event Revenue Benchmark: The Event Revenue Benchmark mutually agreed between the parties in connection with the Operating Budget developed each year; provided the Event Revenue Benchmark for the first Operating Year shall be \$1,000,000, and in no event shall an Event Revenue Benchmark for subsequent Operating Years be less than such amount.

Event of Force Majeure: An act of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; pandemic or epidemic; or any other cause, whether or not of the class or kind specifically named or referred to herein, not within the reasonable control of the party affected and which by the exercise of due diligence could not be reasonably prevented or overcome.

Existing Contracts: Service Contracts, Revenue-Generating Contracts, and other agreements relating to the day-to-day operation of the Facility existing as of the Commencement Date, as set forth on Exhibit D attached hereto.

Facility shall have the meaning ascribed to such term in the Recitals to this Agreement, and shall be deemed to include the entire civic center complex, including but not limited to the historic theater, arena, black box theater, concession stands, meeting rooms, pre-function areas, common areas, lobby areas, executive and other offices, storage and utility facilities, as well as the entrances and sidewalks immediately surrounding the Facility and adjacent thereto, as identified on Schedule 1 hereto.

FF&E: Furniture, fixtures, and equipment currently in place or to be procured for use at the Facility.

Fixed Management Fee: The fixed monthly fee Owner shall pay to OVG under this Agreement, as more fully described in Section 3.1 of this Agreement.

Food and Beverage Services shall have the meaning given to such term in Section 2.1(b) hereof.

General Manager: The employee of OVG acting as the general manager of the Facility in a shared position with Grand River Center.

Grand River Agreement shall have the meaning given to such term in the Recitals to this Agreement.

Incentive Fees: The Qualitative Incentive and Revenue Incentive.

Indemnitee shall have the meaning given to such term in Section 14.3 hereof.

Indemnitor shall have the meaning given to such term in Section 14.3 hereof.

Initial Term shall have the meaning given to such term in Section 4.1 hereof.

Laws: Federal, state, local, and municipal laws, statutes, rules, regulations, and ordinances.

Management-Level Employees: The General Manager, Assistant General Manager, and any department head employed by OVG to perform services at the Facility (including, if applicable, employees performing the functions of the Director of Finance, Director of Operations and Events, Director of Sales and Marketing, and Director of Food and Beverage/Head Chef).

Marketing Plan: A plan for the advertising and promotion of the Facility and Facility events, which may contain but not be limited to the following elements: (i) market research, (ii) market position, (iii) marketing objectives, (iv) marketing strategies, (v) booking priorities, (vi) targeted events - local, regional, national, and international, including meetings, conventions, and trade shows, (vii) industry advertising campaign, (viii) internal and external support staff, (ix) advertising opportunities at the local, regional, and national level, (x) attendance at various trade shows, conventions, and seminars, (xi) incentive formulas for multiple event presenters, (xii) merchandising and retail, (xiii) food and beverage, (xiv) a plan for the sale of commercial rights, including without limitation naming rights, pouring rights, advertising signage, sponsorships (including event sponsorships), and branding of food and beverage products for resale, (xv) a plan regarding national, regional, and local public relations and media relations, and (xvi) policies regarding the use of trade/barter.

Naming Rights: The specific set of commercial rights to name the overall Facility and/or individual rooms, halls, or other individual spaces within the Facility.

Negotiation Period shall have the meaning given to such term in Section 17.1 hereof.

Operating Account: A separate interest-bearing account in the name of Owner and under Owner's Federal ID number in a local qualified public depository, to be designated by Owner, where Revenue is deposited and from which Operating Expenses are paid.

Operating Budget: A line-item budget for the Facility that includes a projection of Revenues, including Event Revenue, and Operating Expenses, including projected Fixed Management Fees and all Incentive Fees, presented on a monthly and annual basis.

Operating Expenses: All expenses incurred by OVG in connection with its operation, promotion, maintenance, and management of the Facility, including but not limited to the following: (i) employee payroll, benefits, relocation costs, severance costs, bonuses, and related costs, (ii) cost of operating supplies, including general office supplies, (iii) advertising, marketing, group sales, and public relations costs, (iv) cleaning expenses, (v) data processing costs, (vi) dues, subscriptions, and membership costs, (vii) printing and stationary costs, (viii) postage and freight costs, (ix) equipment rental costs, (x) repairs, maintenance, and equipment servicing, (xi) security expenses, (xii) telephone and communication charges, (xiii) reasonable travel and sustenance expenses of OVG employees, (xiv) cost of employee uniforms and identification, (xv) exterminator, snow, and trash removal costs (xvi) computer, software, hardware, and training costs, (xvii) parking expenses, (xviii) utility expenses, (xix) other office expenses (for Facility-based offices), (xx) audit and accounting fees, (xxi) legal fees and costs, (xxii) all bond and insurance costs (including but not limited to personal property, liability, and worker's compensation

insurance, as well as the other insurance coverages required hereunder), including, without limitation, the cost of any coverage deductibles, coinsurance requirements, or self-insured retention under insurance policies, **(xxiii)** commissions and all other fees payable to third parties (e.g., commissions relating to food, beverage, and merchandise concessions services and Commercial Rights sales), **(xxiv)** cost of complying with any Laws, **(xxv)** costs incurred by OVG to settle or defend any claims asserted against OVG arising out of its operations at the Facility on behalf of Owner; **(xxvi)** costs incurred under Service Contracts and other agreements relating to Facility operations, **(xxvii)** Taxes, **(xxviii)** the Fixed Management Fee, **(xxix)** costs to OVG for managing and/or performing the Food and Beverage Services, including employee-related expenses, and **(xxx)** costs incurred in connection with the marketing and sale of Commercial Rights.

The term "Operating Expenses" does not include debt service on the Facility, Capital Expenditures, Transition Costs, property taxes, insurance on the Facility or Owner's property or contents within the Facility, or the Incentive Fees, all of which costs shall be borne by Owner. Owner shall receive a dollar-for-dollar credit on future Operating Budgets for the cost of any Operating Expense paid by Owner when such cost, in whole or in part, is later recovered by OVG. This credit shall apply whether such costs were paid using funds in the Operating Account or otherwise, and such credit shall be applied against one or more payments due to OVG from Owner under this Agreement or shall be added to any one or more payments due to Owner from OVG under this Agreement. (For example, if OVG pays an employee's relocation costs from the Operating Account, and OVG later recovers all or a portion of those costs from or on behalf of said employee (whether due to the employee's resignation or some other reason), Owner shall be entitled to a credit equal to the amount recovered by OVG.) For avoidance of doubt, the foregoing right of offset shall only apply during the Term of this Agreement, and Owner shall have no rights of recovery in connection with such amounts following the Term.

Operating Year: Each 12-month period during the Term, commencing on July 1st and continuing through the following June 30th, with the first Operating Year to commence July 1, 2025, and concluding June 30, 2026.

Operational Benchmark shall have the meaning given to such term in Exhibit B hereof.

Operations Manual: Document to be developed by OVG which shall contain terms regarding the management and operation of the Facility, including detailed policies and procedures to be implemented in operating the Facility, as agreed upon by both Owner and OVG.

OVG shall have the meaning given to such term in the opening paragraph to this Agreement.

OVG Capital Acquisition shall have the meaning given to such term in Section 11.3 of this Agreement.

Owner shall have the meaning given to such term in the opening paragraph to this Agreement.

PCI Standards shall have the meaning given to such term in Section 18.1 hereof.

Private Use Requirements shall have the meaning given to such term in Section 17.1 hereof.

Qualitative Incentive shall have the meaning given to such term in Section 3.2 hereof.

Renewal Term shall have the meaning given to such term in Section 4.1 hereof.

Revenue: All gross revenues generated by OVG's operation of the Facility, including but not limited to event ticket proceeds income, rental and license fee income, merchandise income, gross food and beverage income, gross income from any sale of Commercial Rights, gross service income, equipment rental fees, box office income, and miscellaneous operating income, but shall not include event ticket proceeds held by OVG in trust for a third party and paid to such third party.

Revenue-Generating Contracts: Vendor agreements, concessions agreements, merchandising agreements, user agreements, rental agreements, booking commitments, licenses, and all other contracts or agreements generating revenue for the Facility and entered into in the ordinary course of operating the Facility.

Revenue Incentive shall have the meaning given to such term in Section 3.2. hereof.

Rev. Proc. shall have the meaning given to such term in Section 17.1 hereof.

Service Contracts: Agreements for services to be provided in connection with the operation of the Facility, including without limitation agreements for ticketing, web development and maintenance, computer support services, FF&E purchasing services, engineering services, electricity, steam, gas, fuel, general maintenance, HVAC maintenance, telephone, staffing personnel (including guards, ushers, and ticket takers), extermination, elevators, stage equipment, fire control panel and other safety equipment, snow removal and other services which are deemed by OVG to be either reasonably necessary or reasonably useful in operating the Facility.

Taxes: Any and all governmental assessments, franchise fees, excises, license and permit fees, levies, charges, and taxes, of every kind and nature whatsoever, which at any time during the Term may be assessed, levied, or imposed on, or become due and payable out of or in respect of (i) activities conducted on behalf of Owner at the Facility, including without limitation the sale of concessions, the sale of tickets, and the performance of events (such as any applicable sales and/or admissions taxes, use taxes, excise taxes, occupancy taxes, employment taxes, and withholding taxes), or (ii) any payments received from any holders of a leasehold interest or license in or to the Facility, from any guests, or from any others using or occupying all or any part of the Facility.

Term shall have the meaning given to such term in Section 4.1 hereof.

Trailing Commercial Rights Commissions shall have the meaning given to such term in Section 3.3. hereof.

Transition Budget: The budget reflecting anticipated Transition Costs attached hereto, attached hereto as Exhibit F, currently anticipated to be \$68,800, with additional Transition Costs in excess of such amount to be subject to the prior written approval of Owner, not to be unreasonably withheld.

Transition Costs: shall mean the out-of-pocket costs incurred, or to be incurred, by OVG in connection with its activities related to the transition of management of the Facility to OVG, as set forth in the Transition Budget, or as otherwise mutually agreed.

ARTICLE 2 SCOPE OF SERVICES

Section 2.1 Engagement.

(a) Owner hereby engages OVG during the Term to act as the sole and exclusive operator of the Facility, subject to and as more fully described in this Agreement, and, in connection therewith, to perform the services described in Exhibit A-1 attached hereto.

(b) Owner hereby engages OVG (or its designee) during the Term to act as the sole and exclusive food and beverage provider of the Facility, subject to and as more fully described in this Agreement, and in connection therewith, to perform the services described in Exhibit A-2 (collectively, the **"Food and Beverage Services"**), attached hereto. Owner specifically agrees that pursuant to Section 12.3, OVG shall be permitted to assign, subcontract, or otherwise sublicense all or any portion of its rights and obligations in respect of the provision of such Food and Beverage Services, including, without limitation to an Affiliate, subject to Owner's approval (which shall not be unreasonably withheld or delayed).

(c) Owner hereby engages OVG (or its designee) during the Term to act as the sole and exclusive representative for marketing of the Commercial Rights, including Naming Rights, subject to and as more fully described in this Agreement, and in connection therewith to perform the services described in Exhibit A-3 (collectively, the **"Commercial Rights Services"**), attached hereto. Owner specifically agrees that pursuant to Section 12.3, OVG shall be permitted to assign, subcontract, or otherwise sublicense all or any portion of its rights and obligations in respect of the provision of such Commercial Rights Services, including, without limitation to an Affiliate, subject to Owner's approval (which shall not be unreasonably withheld or delayed). Owner hereby acknowledges and agrees that OVG is not guaranteeing any level of purchase of, or the receipt of payment for, any Commercial Rights marketed by OVG pursuant to this Agreement, provided, however, that no such rights shall be given, assigned, or sold for no or nominal consideration without the express written permission of Owner. All Commercial Rights, including Naming Rights, are subject to approval by Owner's bond counsel.

(d) OVG hereby accepts such engagement, and shall perform the services described herein, subject to the limitations expressly set forth in this Agreement and in the Operations Manual. Owner shall not sell, assign, transfer, grant, or license to any other party any of the exclusive rights granted to OVG pursuant to this Section 2.1.

Section 2.2 Limitations on OVG's Duties. OVG's obligations under this Agreement are contingent upon and subject to Owner making available, in a timely fashion, the funds budgeted for and/or reasonably required by OVG to carry out such obligations during the Term. OVG shall not be considered to be in breach or default of this Agreement, and shall have no liability to Owner or any other party, in the event OVG does not perform any of its obligations hereunder due to failure by Owner to timely provide such funds.

ARTICLE 3 COMPENSATION

Section 3.1 Fixed Management Fee. In consideration of OVG's performance of its services hereunder, Owner shall pay OVG a Fixed Management Fee. Beginning on the Commencement Date and

continuing through the first Operating Year, the Fixed Management Fee shall be \$8,750 per month (\$105,000/Operating Year). Beginning in the second Operating Year, the Fixed Management Fee shall be increased over the Fixed Management Fee from the previous Operating Year in accordance with the percentage increase in the CPI over the previous 12-month period (*i.e.*, the difference, expressed as a percentage, between the value of the CPI published most recently prior to the commencement of the preceding Operating Year and the value of the CPI published most recently prior to the commencement of the Operating Year for which the CPI adjustment will apply). The Fixed Management Fee shall be payable to OVG in advance, beginning on the Commencement Date, and payable on the first day of each month thereafter (prorated as necessary for any partial months). OVG shall be entitled to pay itself such amount from the Operating Account.

Section 3.2 Incentive Fees. In addition to the Fixed Management Fee, OVG shall be entitled to receive the following Incentive Fees for each full or partial Operating Year of the Term (with such Incentive Fees prorated for any partial Operating Years). The Incentive Fees, if earned, shall be paid to OVG no later than 90 days following the end of each Operating Year.

- OVG shall be paid 10% of Event Revenue above the Event Revenue Benchmark (the “**Revenue Incentive**”).
- In addition, OVG shall be eligible to earn up to \$45,000 each Operating Year for achievement of the Operational Benchmarks as set forth on Exhibit B (the “**Qualitative Incentive**”).
- The sum of the calculated annual Incentive Fees (Revenue Incentive plus Qualitative Incentive) paid to OVG shall not exceed the annual Fixed Management Fee paid to OVG.

Section 3.3 Commercial Rights Fee. In consideration for OVG’s marketing of the Commercial Rights, OVG shall receive 15% of all Commercial Rights Revenue (the “**Commercial Rights Fee**”). The Commercial Rights Fee shall be paid to OVG for all years of each Commercial Rights agreement secured by OVG, including any years that extend beyond the end of the Term of this Agreement. The Commercial Rights Fee due to OVG following the conclusion of the Term is referred to herein as the “**Trailing Commercial Rights Commissions**”. The Commercial Rights Fee shall be paid to OVG on a bi-annual basis, on or about the last day of June and December each calendar year, and OVG shall be entitled to pay itself such amount from the Operating Account upon providing documentation of such Commercial Rights Fee to Owner. The parties shall also hold a settlement at the conclusion of the Term, at which time Owner shall pay to OVG any portion of the Commercial Rights Fee due to OVG but not yet paid to OVG as of such date (other than Trailing Commercial Rights Commissions). Following the conclusion of the Term, Trailing Commercial Rights Commissions shall be paid to OVG either (at the election of Owner) (A) on an ongoing basis during the term of any applicable Commercial Rights agreements, within thirty (30) days of Owner’s receipt of the corresponding Commercial Rights Revenue arising from any such agreements secured by OVG, or (B) as a lump-sum payment calculated using the gross revenue reasonably expected from all applicable Commercial Rights agreements, discounted to present value using a bank discount rate (based on the primary rate as published by *The Wall Street Journal* on the date of calculation, or such other reasonable rate agreed upon in writing by the parties). In connection with the Commercial Rights Fee and Trailing Commercial Rights Commissions, Owner agrees (i) to maintain books and records in accordance with generally accepted accounting practices, and (ii) to permit OVG to audit and inspect such books and records during normal business hours and on reasonable advance notice, to confirm amounts due hereunder, including, following the conclusion of the Term (as it relates to Trailing Commercial Rights Commissions). To the extent any such audit reveals an underpayment Owner shall promptly pay OVG the amount of the underpayment, and if such underpayment to OVG is greater than two percent (2%) of amounts owed to OVG, Owner shall reimburse OVG for the reasonable costs of such audit. In the event

OVG includes the value of any trade as part of the Commercial Rights Revenue, OVG shall, at the request of Owner, provide reasonable evidence establishing the retail price in an arms-length transaction. The terms in this Section 3.3 shall survive termination or expiration of this Agreement.

Section 3.4 Transition Costs. Promptly following the Effective Date (or prior to the Effective Date, as applicable), OVG shall do all things reasonably necessary to transition from the current management of the Facility to the commencement of its management services hereunder. Owner shall reimburse OVG for the Transition Costs, in accordance with the Transition Budget. OVG shall invoice Owner for such costs, and Owner shall pay such costs within 30 days of its receipt of each such invoice. Each invoice to be provided by OVG shall be accompanied by reasonable back-up documentation evidencing the incurrence of the Transition Costs.

Section 3.5 Late Payments. OVG shall have the right to assess interest on any payments of the fees described in this Section that are not made when due, provided that such late payment is not attributable to any act or omission of OVG. Such interest shall accrue at the rate of 6% per annum or the maximum rate allowed by law, whichever is less. Interest shall only be applicable to amounts outstanding for more than 30 (thirty) days.

ARTICLE 4 TERM; TERMINATION

Section 4.1 Term. While the Agreement shall be deemed effective as of the Effective Date, the initial term of this Agreement (the “**Initial Term**”) shall begin on the Commencement Date, and, unless sooner terminated pursuant to the provisions of Section 4.2 below, shall conclude on June 30, 2030; provided that the parties may mutually agree to extend this Agreement for an additional five-year period through June 30, 2035 (the “**Renewal Term**”) by written agreement on or before January 1, 2030. The Initial Term and Renewal Term (as applicable) shall be referred to herein as the “**Term**.”

Section 4.2 Termination. This Agreement may be terminated:

- (a) by either party upon 60 days’ written notice, if the other party fails to perform or comply with any of the material terms, covenants, agreements, or conditions hereof, and such failure is not cured during such 60-day notification period, provided, however, if such failure cannot reasonably be cured within such 60-day period, then a longer period of time shall be afforded to cure such breach, up to a total of 90 days, provided that the party in default is diligently seeking a cure and the non-defaulting party is not irreparably harmed by the extension of the cure period; or
- (b) by either party immediately by written notice upon the other party being judged bankrupt or insolvent, or if any receiver or trustee of all or any part of the business property of the other party shall be appointed and shall not be discharged within 120 days after appointment, or if either party shall make an assignment of its property for the benefit of creditors or shall file a voluntary petition in bankruptcy or insolvency, or shall apply for bankruptcy under the bankruptcy or insolvency Laws now in force or hereinafter enacted, Federal, State or otherwise, or if such involuntary bankruptcy petition shall be filed against either party and shall not be dismissed within 120 days after such filing.
- (c) by Owner upon 18 months’ written notice to OVG in the event Owner through a majority vote of the City of Dubuque City Council (the “**Council**”) enters into a binding agreement to sell all or substantially all of the Facility, including the premises on which the Facility is located. Such notice of

termination pursuant to this Section 4.3(c) shall be delivered to OVG in accordance with the notice provisions set forth in Section 18.7 of this Agreement and shall specify the effective date of termination, which shall be no less than eighteen (18) months from the date of such notice, and such notice shall be dated on or after the date on which Council approves such sale pursuant to applicable law. During the eighteen (18) month notice period, OVG shall continue to perform all obligations under this Agreement; Owner shall continue to pay all fees and expenses due to OVG under this Agreement; and both parties shall cooperate in good faith to ensure an orderly transition of management responsibilities. Owner's decision to sell all or substantially all of the Facility shall be made in good faith and not for the primary purpose of circumventing the Owner's obligations under this Agreement.

Section 4.3 Effect of Termination Upon termination or expiration of this Agreement for any reason, **(i)** OVG shall promptly discontinue the performance of all services hereunder and peaceably surrender the Facility to Owner, **(ii)** Owner shall promptly pay OVG all fees due OVG up to the date of termination or expiration (subject to pro-ration if the Term ends other than at the end of the Operating Year), **(iii)** Owner shall pay to OVG all Operating Expenses incurred by OVG through the end of the Term that have not previously been paid, including costs of accrued but unused vacation time and other end of employment payments due to OVG's employees whose employment is being terminated by OVG due to the termination of this Agreement; **(iv)** Owner shall pay other reasonable costs incurred by OVG in withdrawing from its provision of services at the Facility, including, without limitation, (I) to the extent any Management-Level Employee's employment with OVG will cease concurrently with the termination or expiration of this Agreement, Owner shall reimburse OVG for any severance paid to certain employees in accordance with OVG's then-current employment policies, which have been provided to Owner, which if this Agreement concludes on or before June 30, 2028, shall not exceed 3 months' salary, and if this Agreement concludes after such date shall not exceed 6 months' salary for the General Manager, and any Assistant General Manager(s), and regardless of when this Agreement concludes, shall not exceed 2 months' salary for any other Management-Level Employee for which this would apply, (II) reasonable household relocation expenses for OVG's Management-Level Employees, but only to the extent any such individuals had previously relocated to the Facility (or its surrounding areas) in connection with this Agreement; provided that the foregoing (I) and (II) shall not be due if the Agreement is terminated by Owner pursuant to Section 4.2(a) or 4.2(b), above, and (III) costs incurred in connection with termination and/or assignment of Service Contracts and/or Revenue Generating Contracts, or other contracts or leases entered into by OVG pursuant to this Agreement; **(v)** OVG shall make available to Owner all data, electronic files, log-in information, social media accounts, passwords, maintenance records, documents, procedures, reports, estimates, summaries, contracts, operations agreements, rental agreements, and other such information and materials with respect to the Facility as may have been accumulated by OVG in performing its obligations hereunder, whether completed or in process, and **(vi)** without any further action on part of OVG or Owner, Owner shall, or shall cause the successor Facility manager to, assume all obligations arising after the date of such termination or expiration, under any Service Contracts, Revenue-Generating Contracts, Commercial Rights Contracts, booking commitments, and any other Facility agreements entered into by OVG in furtherance of its duties hereunder. Owner's payment of such expenses will occur only after OVG has provided reasonable evidence of the incurrence of such expenses. Any obligations of the parties that are specifically intended to survive expiration or termination of this Agreement shall survive expiration or termination hereof.

ARTICLE 5
OWNERSHIP; USE OF THE FACILITY; FOOD AND BEVERAGE AREAS

Section 5.1 Ownership of Facility, Data, Equipment, and Materials. Owner will at all times retain Ownership of the Facility, including but not limited to real estate, technical equipment, furniture, displays, fixtures, website, social media accounts, intellectual property relating to the Facility, and similar property, including improvements made during the Term, at the Facility. Any data, equipment, or materials furnished by Owner to OVG or acquired by OVG as an Operating Expense shall remain the property of Owner and shall be returned to Owner when no longer needed by OVG to perform under this Agreement. Notwithstanding the above, Owner shall not have the right to use any third-party software licensed by OVG for general use by OVG at the Facility and other facilities managed by OVG, the licensing fee for which is proportionately allocated and charged to the Facility as an Operating Expense; such software may be retained by OVG upon expiration or termination hereof; provided OVG exports Owner's data and provides the same to Owner in a reasonably usable format. Furthermore, Owner recognizes that the Operations Manual to be developed and used by OVG hereunder is proprietary to OVG and shall belong to OVG at the end of the Term; Owner shall not use or maintain copies thereof upon the end of the Term; provided any Owner-owned material provided in connection with such Operations Manual shall be retained by Owner.

Section 5.2 Right of Use by OVG. Owner hereby gives OVG the right and license to use the Facility, and OVG accepts such right of use, for the purpose of performing the services herein specified, including the operation and maintenance of all physical and mechanical facilities necessary for, and related to, the operation, maintenance, and management of the Facility. Owner shall provide OVG with a sufficient amount of suitable office space in the Facility and with such office equipment as is reasonably necessary to enable OVG to perform its obligations under this Agreement.

Section 5.3 Observance of Agreements. Owner agrees to pay, keep, observe, and perform all payments, terms, covenants, conditions, and obligations under any leases, bonds, debentures, loans, and other financing and security agreements to which Owner is bound in connection with its ownership of the Facility.

Section 5.4 Use by Owner. Owner shall have the right to use the Facility or any part thereof for meetings, seminars, training classes, or other uses, with rates to be commiserate with published rates provided by OVG, including Owner's responsibility for all expenses (such as the cost of food and beverage, ushers or guards, ticket takers, set-up and take-down personnel, security expenses, and other expenses) in connection with such use, and the parties agree to follow all relevant booking procedures for such use as set forth in the Operations Manual. In the unlikely event of a city-wide emergency, Owner shall have the right to use the Facility or any part thereof as an emergency shelter or other emergency purposes. If OVG must cancel any event due to Owner's use of the Facility or any part thereof pursuant to this paragraph, Owner shall reimburse OVG for (i) any direct expense, including but not limited to, the loss of actual contractual rental of any event canceled due to such emergency use; and (ii) any actual out-of-pocket expenses incurred by OVG and caused by such emergency use, including but not limited to clean-up costs and food costs. All such reimbursements shall be limited to those expenses related to that portion or portions of the Facility actually used by Owner for emergency purposes.

Section 5.5 Food and Beverage Areas. On the Commencement Date, Owner shall, at no cost to OVG, provide for use by OVG a turnkey operation for the provision of Food and Beverage Services, equipped with equipment, smallwares, and other tools of the trade reasonably required by OVG to

provide the Food and Beverage Services at the level required by this Agreement. Owner and OVG shall work together in good faith immediately upon the Effective Date to determine what, if any, additional equipment is needed for OVG to provide the Food and Beverage Services. OVG shall have the exclusive right to use (or permit a third party to use, as applicable) the concession stands, novelty stands, customer serving locations, food preparation areas, vendor commissaries, storage facilities, and other food service related areas of the Facility, together with the improvements, equipment, and personal property upon or within such areas, for the purpose of providing the Food and Beverage Services (and providing other duties required of OVG hereunder).

ARTICLE 6 PERSONNEL

Section 6.1 Generally. All Facility staff and other personnel shall be engaged or hired by OVG, and shall be employees, agents, or independent contractors of OVG (or an Affiliate thereof) and not of Owner. OVG shall select, in its sole discretion but subject to Owner's right to approve the Operating Budget, the number, function, qualifications, and compensation, including salary and benefits, of its employees and shall control the terms and conditions of employment (including without limitation termination thereof) relating to such employees. OVG agrees to use reasonable and prudent judgment in the selection and supervision of such personnel. OVG shall recruit and develop a customer friendly, service-oriented, and well-trained labor workforce. Owner specifically agrees that OVG shall be entitled to pay its employees, as an Operating Expense, bonuses, wages, and benefits in accordance with OVG's then current employee manual, which may be modified by OVG from time to time, provided that OVG has obtained Owner's prior written consent regarding the establishment of such bonuses, wages, and/or benefits. A copy of OVG's current employee manual shall be provided to Owner upon request.

Section 6.2 General Manager and Assistant General Manager. Personnel engaged by OVG will include an individual with managerial experience in similar facilities to serve as General Manager and Assistant General Manager of the Facility. Hiring of the General Manager and Assistant General Manager by OVG shall require the prior approval of Owner, which approval shall not be unreasonably withheld or delayed; provided, however, in the event of a vacancy in the General Manager or Assistant General Manager position, OVG may, upon notice to Owner, temporarily fill such position with an interim General Manager or interim Assistant General Manager for up to ninety (90) days without the necessity of obtaining Owner's approval. The General Manager and Assistant General Manager will have general supervisory responsibility for OVG and will be responsible for day-to-day operations of the Facility, supervision of employees, and management and coordination of all activities associated with events taking place at the Facility.

Section 6.3 Non-Solicitation/Non-Hiring. During the Term and for a period of one (1) year after the end of the Term, neither Owner nor any of its Affiliates shall solicit for employment any of OVG's Management-Level Employees. In addition to the foregoing, during the Term and for a period of one (1) year after the end of the Term, neither Owner nor any of its Affiliates shall hire for employment the General Manager, and any Assistant General Manager(s), (or equivalent positions with different titles). Owner acknowledges that OVG will spend a considerable amount of time identifying, hiring, and training individuals to work in such positions, and that OVG will suffer substantial damages, the exact amount of which would be difficult to quantify, if Owner were to breach the terms of this Section 6.3 by hiring or soliciting for employment any of such individuals. Accordingly, in the event of a breach or anticipated breach of this Section by Owner, OVG shall be entitled (in addition to any other rights and remedies which

OVG may have at law or in equity, including money damages) to equitable relief, including an injunction to enjoin and restrain Owner from continuing such breach, without the necessity of posting a bond.

Section 6.4 Allocation of Certain Personnel Costs. OVG shall use commercially reasonable efforts to consolidate personnel expenses between the *Grand River Center* and the Facility. As a result, the Owner acknowledges that OVG currently intends to provide certain services required to be provided to the Facility hereunder with personnel employed by OVG at the *Grand River Center*, pursuant to the Grand River Agreement, such as, for example, General Manager, finance, marketing, catering, operations, and event coordination services. OVG, in coordination with Owner, shall determine fair and reasonable allocation of such employee costs to be billed to each of the Facility and *Grand River Center*, which allocation shall be consistent with the proportion of work any such employee performs in connection with each venue. For avoidance of doubt, the final allocation of employee costs as Operating Expenses under this Agreement or the Grand River Agreement, will be determined by OVG, in its reasonable discretion. All such allocations, if any, shall be specifically identified in each budget or report contemplated by this Agreement. The parties agree that the foregoing shall be incorporated into any amendment for the Grand River Agreement to ensure that both budgets properly contemplate such allocations.

ARTICLE 7 OPERATING BUDGET

Section 7.1 Establishment of Operating Budget. Attached hereto as Exhibit C is the Operating Budget for the first Operating Year, which Operating Budget is hereby approved by both OVG and Owner. OVG agrees that at least 90 days prior to the commencement of each subsequent Operating Year, in respect of such year, it will prepare and submit to Owner its proposed Operating Budget for such year. Each annual Operating Budget shall include OVG's good faith projection of Revenues and Operating Expenses, presented on a monthly and annual basis, for the upcoming Operating Year. Owner agrees to provide OVG with all information in its possession reasonably necessary to enable OVG to prepare each Operating Budget. Notwithstanding the foregoing, Owner shall have no duty to provide any information which is subject to confidentiality agreements with third parties, which constitutes confidential or proprietary information or trade secrets, or which is prohibited from disclosure by any applicable Laws, but shall be solely responsible to the extent such information has a material impact on any applicable Operating Budget (*i.e.*, if withholding such information has prevented OVG from reasonably foreseeing an expense, such expense shall be borne by Owner directly). Owner agrees that OVG may incorporate proportional or shared Operating Expenses between OVG's management of the *Grand River Center*, and the Facility, and shall acknowledge any such allocation on each of the prepared budgets, with final allocations to be determined by OVG in its reasonable discretion based on proportional use of any specific goods or services applicable to the foregoing.

Section 7.2 Approval of Operating Budget. Each annual Operating Budget shall be subject to the review and approval of Owner, which approval shall not be unreasonably withheld or delayed. In order for Owner to fully evaluate and analyze such budgets or any other request by OVG relating to income and expenses, OVG agrees to provide to Owner such reasonable financial information relating to the Facility as may be requested by Owner from time to time. If events occur during any Operating Year that could not reasonably be contemplated at the time the corresponding Operating Budget was prepared, OVG may submit an amendment to such budget for review and approval by Owner (which approval shall not be unreasonably withheld or delayed). If Owner fails to approve any annual Operating Budget (or any proposed amendment thereto), Owner shall promptly provide OVG the specific reasons therefor and its suggested modifications to OVG's proposed Operating Budget or amendment in order to

make it acceptable. The parties shall then engage in good faith discussions and use reasonable commercial efforts to attempt to resolve the matter to the mutual satisfaction of the parties. For the avoidance of doubt, any modified or amended Operating Budget is subject to final approval of Owner.

Section 7.3 Adherence to Operating Budget. OVG shall use all reasonable efforts to manage and operate the Facility in accordance with the Operating Budget. However, Owner acknowledges that notwithstanding OVG's experience and expertise in relation to the operation of facilities similar to the Facility, the projections contained in each Operating Budget are subject to and may be affected by changes in financial, economic, and other conditions and circumstances beyond OVG's control, and that OVG shall have no liability if the numbers within the Operating Budget are not achieved. OVG agrees to notify Owner as soon as reasonably practicable, but in no event within no more than 30 days, of any significant change or variance in the bottom-line number in the Operating Budget (defined as a variance of 15% or more), and any material increase in total Facility expenses from that provided for in the Operating Budget. In either such case and if requested by Owner, OVG agrees to work with Owner to develop and implement a plan (or changes to the then current plan) to limit Operating Expense to be incurred in the remaining months of such Operating Year with the goal of achieving the Operating Budget.

Section 7.4 Preliminary Budget. In order to assist Owner with Owner's preparation of its legally-required budgets, OVG shall provide Owner, by no later than December 1st of each year of the Term of this Agreement, with a preliminary budget for the Operating Year commencing on the following July 1st, with the ability to fully modify and update such budget prior to the final budget deadline of the following March 1st. OVG shall use all reasonable efforts and its reasonable judgment to prepare each such preliminary budget, but Owner acknowledges the projections contained in each such projected budget are subject to and may be affected by changes in financial, economic, and other conditions and circumstances beyond OVG's control, and that OVG shall have no liability if the numbers within the preliminary budget are not achieved or utilized in the Operating Budget discussed above.

ARTICLE 8

PROCEDURE FOR HANDLING INCOME

Section 8.1 Event Account. To the extent the Facility hosts a ticketed event and collects advance ticket sale revenue and/or admissions tax, OVG shall deposit, as soon as practicable following receipt, in the Event Account all revenue received from ticket sales and similar event-related revenues which OVG receives in contemplation of or arising from an event. All such monies shall be held in the Event Account through the completion of the event. Such monies will be held in escrow for the protection of ticket purchasers, Owner, and OVG, to provide a source of funds as required for payments to performers and for payments of direct incidental expenses in connection with the presentation of events that must be paid prior to or at the same time as such events. Promptly following completion of such events, OVG shall transfer all funds remaining in the Event Account from such event, including interest accrued thereon, into the Operating Account. Bank service charges, if any, on such Event Account shall be deducted from interest earned before utilizing other funds in such Event Account.

Section 8.2 Operating Account. Except as provided in Section 8.1, all Revenue derived from operation of the Facility shall be deposited by OVG into the Operating Account as soon as practicable upon receipt (but not less often than once each business day). The specific procedures (and authorized individuals) for making deposits to and withdrawals from such account shall be set forth in the Operations Manual, but the parties specifically agree that OVG shall have authority to sign checks and make

withdrawals from such account, subject to the limitations of this Agreement, without needing to obtain the co-signature of an employee or representative of Owner.

ARTICLE 9 FUNDING

Section 9.1 Source of Funding. OVG shall pay all items of expense for the operation, maintenance, supervision, and management of the Facility from the funds in the Operating Account, which OVG may access periodically for this purpose. The Operating Account shall be funded with amounts generated by operation of the Facility (as described in Article 8 above), or otherwise made available by Owner. To ensure sufficient funds are available in the Operating Account, Owner will deposit in the Operating Account, on or before the Commencement Date, the budgeted or otherwise approved expenses for the month beginning on the Commencement Date. Owner shall thereafter, on or before the first day of each succeeding month following the Commencement Date, deposit (or allow to remain) in the Operating Account the budgeted or otherwise approved expenses for each such month. OVG shall have no liability to Owner or any third party in the event OVG is unable to perform its obligations hereunder, or under any third-party contract entered into pursuant to the terms hereof, due to the fact that sufficient funds are not made available to OVG to pay such expenses in a timely manner. For all funds in the Operating Account except those reserved for budgeted or otherwise approved expenses, Owner shall have absolute discretion regarding whether such funds remain in the Operating Account or are withdrawn by Owner, and Owner shall have no obligation to utilize any such funds for any particular purpose.

Section 9.2 Advancement of Funds. Under no circumstances shall OVG be required to pay for or advance any of its own funds to pay for any Operating Expenses. In the event that, notwithstanding the foregoing, OVG agrees to advance its own funds to pay Operating Expenses, Owner shall promptly reimburse OVG for the full amount of such advanced funds, plus interest at the rate of 6% per annum, or the highest rate permitted by law, whichever is less. Interest shall only be applicable to amounts outstanding for more than 30 (thirty) days.

ARTICLE 10 FISCAL RESPONSIBILITY; REPORTING

Section 10.1 Records. OVG agrees to keep and maintain, at its office in the Facility, separate and independent records, in accordance with generally accepted accounting principles, devoted exclusively to its operations in connection with its management of the Facility, including all related contracts and supporting documentation. Such records (including books, ledgers, journals, and accounts) shall contain all entries reflecting the business operations of OVG under this Agreement. Owner or its authorized agent shall have the right to audit, inspect, and obtain copies (whether paper, electronic, or both) of such records from time to time during the Term and for 3 years following the termination or expiration of this Agreement, upon reasonable notice to OVG and during OVG's ordinary business hours. OVG agrees to maintain such records, including all related contracts and supporting documentation, for a period of at least 3 years following the termination or expiration of this Agreement.

Section 10.2 Monthly Financial Reports. OVG agrees to provide to Owner, within 30 days after the end of each calendar month during the Term, financial reports for the Facility including a balance sheet, aging report on accounts receivable, and statement of revenues and expenditures (budget to actual) for such month and year to date in accordance with generally accepted accounting principles,

provided however the first financial statement OVG shall provide shall be within 30 days following the second calendar month of the Term, and shall cover the first two (2) calendar months of the Term. In addition, starting with the second calendar month of the Term, OVG agrees to provide Owner a summary of bookings for each such month, and separate cash receipts and disbursements reports for each event held at the Facility during such month. Additionally, OVG shall submit to Owner, or shall cause the applicable public depository utilized by OVG to submit to Owner, on a monthly basis, copies of all bank statements concerning the Event Account and the Operating Account.

Section 10.3 Audit. OVG agrees to provide to Owner, within 120 days following the end of each Operating Year, a certified audit report on the accounts and records as kept by OVG for the Facility. Costs associated with obtaining such certified audit report shall be an Operating Expense of the Facility. Such audit shall be performed by an external auditor approved by Owner and shall be conducted in accordance with generally accepted auditing standards. Upon Owner's approval, in Owner's sole and absolute discretion, such audit may be conducted in conjunction with Owner's annual audit. The 120-day deadline referenced in this Section 10.3 shall be waived if the audit required hereunder is conducted in conjunction with Owner's annual audit.

Section 10.4 Internal Controls. Owner shall have the right to conduct an annual review of OVG's internal controls and procedures related thereto. Such review may be conducted by Owner or Owner's third-party designee, as determined by Owner. Owner shall provide reasonable advance notice to OVG of the timing of any such review and shall work with OVG to minimize the impact of each such review on OVG's operations.

Section 10.5 Booking. Promptly following the Commencement Date, the parties shall mutually agree on a booking policy in connection with the Facility, which shall form the basis for all event bookings sought and confirmed by OVG under this Agreement.

ARTICLE 11

CAPITAL IMPROVEMENTS; OVG CONTRIBUTION

Section 11.1 Schedule of Capital Expenditures. OVG shall annually, at the time of submission of the annual Operating Budget to Owner, provide to Owner a schedule of proposed capital improvements to be made at the Facility, covering five (5) Operating Years beginning on July 1st following submission of the Operating Budget, for the purpose of allowing Owner to consider such projects and to prepare and update a long-range Capital Expenditure budget.

Section 11.2 Responsibility for Capital Expenditures. Owner shall be solely responsible for all Capital Expenditures at the Facility; provided, however, Owner shall be under no obligation to make any Capital Expenditures proposed by OVG, and provided further that OVG shall have no liability for any claims, costs, or damages arising out of a failure by Owner to make any Capital Expenditures. Notwithstanding the foregoing, OVG shall have the right (but not the obligation), upon notice to Owner, to make Capital Expenditures at the Facility for Emergency Repairs. In such event, Owner shall reimburse OVG for the cost of such Emergency Repair/Capital Expenditure within 30 days of Owner's receipt of the invoice and other supporting documentation (as may be reasonably requested by Owner) from OVG. The Owner shall reimburse OVG for the full amount of the repair for repairs over \$5,000 and under \$50,000. Any repair, whether an Emergency Repair or otherwise, which exceeds or is reasonably anticipated to exceed \$50,000 must be approved by Owner, which approval shall not be unreasonably withheld or delayed.

Section 11.3 OVG Capital Improvements. OVG shall make a capital contribution of \$150,000 (the “**OVG Capital Acquisition**”) at the Facility for targeted event programming, marketing enhancements, and other capital equipment dedicated to the Facility or other revenue generating initiatives, as mutually agreed by Owner and OVG. If applicable, the location for any improvements or installation of equipment shall be mutually agreed in advance. The OVG Capital Acquisition shall be made during the first Operating Year and once identified, the specific equipment and other related tangible personal property to be purchased with the OVG Capital Acquisition shall be set forth in a writing to be signed by the parties and updated by the parties from time to time as necessary to reflect any replacements or substitutions thereof. All equipment, improvements, and other items purchased with the OVG Capital Acquisition, including any replacements or substitutions thereof, shall be owned by OVG until payment of the Buyout Amount (as described below), and Owner agrees to execute such documents as OVG shall reasonably request evidencing OVG’s ownership interest in such improvements and equipment, including financing statements. For the sake of clarity, nothing in this paragraph shall be construed as requiring OVG to replace any equipment or other personal property at its own cost.

Section 11.4 Buyout Amount. The OVG Capital Acquisition shall be amortized on a straight-line basis over a ten-year period (at the rate of 1/120 per month), commencing on the Commencement Date. Within 5 days of the expiration or early termination of this Agreement (for any reason whatsoever, including without limitation if due to a breach, default, or bankruptcy event by or affecting OVG, or if the parties do not mutually agree to the Renewal Term), Owner shall immediately pay to OVG the unamortized amount of the (the “**Buyout Amount**”). In the event that Owner fails to pay OVG the Buyout Amount when due, the Buyout Amount shall accrue interest at the rate of 6% per annum, or the highest rate permitted by law, whichever is less.

Section 11.5 Title to Improvements and Investments. Owner covenants and agrees not to permit any liens or encumbrances to attach to the leasehold improvements and equipment purchased with the Investment, and hereby waives any right to attach any claim, lien, or attachment to such improvements or equipment. Once the Investment is fully amortized or the Buyout Amount is paid in full to OVG, title to the equipment and improvements purchased with the Investment will become vested in Owner, and OVG agrees to execute all necessary documents to evidence same. The rights of OVG set forth in this Section shall be in addition to any other rights of OVG at law or in equity.

ARTICLE 12

FACILITY CONTRACTS; TRANSACTIONS WITH AFFILIATES

Section 12.1 Existing Contracts. Owner shall use its best efforts to provide to OVG, on or before the Commencement Date, copies of all Existing Contracts, a list of which will be attached to this Agreement as Exhibit D; provided that to the extent Owner does not provide any Existing Contract, OVG shall not be required to administer or otherwise comply with such Existing Contract and shall be relieved of any liability relating thereto. Except as provided for in the preceding sentence, OVG shall administer and assure compliance with such Existing Contracts.

Section 12.2 Execution of Contracts. OVG shall have the right to enter into Service Contracts, Revenue-Generating Contracts, Commercial Rights Contracts, and other contracts related to the operation of the Facility, as agent on behalf of Owner and subject to the terms of this Agreement; provided all Commercial Rights Contracts involving Naming Rights shall be subject to the prior written approval of Owner, in Owner’s sole and absolute discretion. Any such material agreements shall contain standard

indemnification and insurance obligations on the part of each vendor, licensee, or service provider, as is customary for the type of services or obligations being provided or performed by such parties. OVG shall obtain the prior written (email shall be sufficient) approval of Owner before entering into any contract with a term that expires after the Term of this Agreement, unless such contract, by its express terms, can be terminated by OVG or Owner following expiration of the Term without any penalty.

Section 12.3 Transactions with Affiliates. In connection with its obligations hereunder relating to the purchase or procurement of services for the Facility (including without limitation, the Food and Beverage Services, ticketing services, Commercial Rights Services, web design and graphic design services) OVG may purchase or procure such services from, or otherwise transact business with, an Affiliate of OVG, provided that the prices charged and services rendered by such Affiliate are competitive with those obtainable from any unrelated parties rendering comparable services. OVG shall, at the request of Owner, provide reasonable evidence establishing the competitive nature of such prices and services, including, if appropriate, competitive bids from other persons seeking to render such services at the Facility. Prior to entering into any transaction subject to this Section 12.3, OVG shall obtain the written consent of Owner, which shall not be unreasonably withheld or delayed.

ARTICLE 13

AGREEMENT MONITORING

Section 13.1 Contract Administrator. Each party shall appoint a contract administrator who shall monitor such party's compliance with the terms of this Agreement. OVG's contract administrator shall be its General Manager or Assistant General Manager (as designated by OVG) at the Facility, unless OVG notifies Owner of a substitute contract administrator in writing. Owner shall notify OVG of the name of its contract administrator within 30 days of execution hereof. Any and all references in this Agreement requiring OVG or Owner participation or approval shall mean the participation or approval of such party's contract administrator.

Section 13.2 Monthly Meetings and Inspections. OVG, Owner's contract administrator, and other appropriate personnel, as determined by the parties, will meet monthly on topics including but not limited to financials and forecasting, sales and marketing, promotions, event mix, repairs and maintenance, anticipated changes in management, satisfaction surveys, and performance metrics. During the first Operating Year, OVG shall provide Owner with a written monthly operational report of the Facility; provided that the parties may mutually agree to a different cadence of such reports thereafter, as mutually agreed. The Owner's contract administrator or designee may enter the Facility at all reasonable times the Facility is open for the purposes of determining whether the terms and conditions of this Agreement are being fully and faithfully observed and performed. The Owner's contract administrator or designee may conduct periodic inspections of the Facility at any time, whether with or without advanced notice to OVG.

Section 13.3 Rates, Fees, and Discounts. OVG shall allow Owner to review and approve all rates, rate cards, published fees, and general discounting policies as set forth in the Operations Manual. Owner's approval shall not be unreasonably withheld or delayed.

Section 13.4 Annual Report and Presentation to Council. OVG shall present an annual report and presentation to Owner's City Council following the completion of each Operating Year. The parties

anticipate such report and presentation to occur in August of each year during which this Agreement is in effect.

ARTICLE 14 INDEMNIFICATION

Section 14.1 Indemnification by OVG. OVG agrees to defend, indemnify, and hold harmless Owner and its officials, directors, officers, employees, agents, successors, and assigns against any third-party claims, causes of action, costs, expenses (including reasonable attorneys' fees), liabilities, or damages (collectively, "**Losses**") suffered by such parties and to the extent directly caused by any **(a)** negligent or reckless act or omission, intentional misconduct, or failure to comply with Laws attributable to OVG or any of its employees, or agents, in the performance of its obligations under this Agreement, or **(b)** material breach by OVG of any of its representations, covenants, warranties, or agreements made herein.

Section 14.2 Indemnification by Owner. Owner agrees to defend, indemnify, and hold harmless OVG (including its parent, subsidiary, and affiliate companies) and each of their respective directors, officers, employees, agents, successors, and assigns against any Losses suffered by such parties and caused by any **(a)** negligent or reckless act or omission, intentional misconduct, or failure to comply with Laws attributable to Owner or any of its employees or agents in the performance of its obligations under this Agreement, **(b)** material breach by Owner of any of its representations, covenants, warranties, or agreements made herein, **(c)** any defect or environmental condition at the Facility or under the premises on which the Facility is located (including structural or construction defects (latent or patent), not contributed to or caused by the negligence or willful misconduct of OVG, its employees, or agents, or **(d)** withdrawal liability for a share unfunded vested benefits under multiemployer plans (as that term is defined in 4001(a)(3) of the Employee Retirement Income Security Act of 1974).

Section 14.3 Conditions to Indemnification. With respect to each separate matter brought by any third party against which a party hereto ("**Indemnitee**") who is indemnified by the other party ("**Indemnitor**") under this Article 14, the Indemnitor shall be responsible, at its sole cost and expense, for controlling, litigating, defending, and/or otherwise attempting to resolve, through counsel of its choice, any proceeding, claim, or cause of action underlying such matter, except that **(a)** the Indemnitee may, at its option, participate in such defense or resolution at its expense and through counsel of its choice; **(b)** the Indemnitee may, at its option, assume control of such defense or resolution if the Indemnitor does not promptly and diligently pursue such defense or resolution, provided that the Indemnitor shall continue to be obligated to indemnify the Indemnitee hereunder in connection therewith; and **(c)** neither Indemnitor nor Indemnitee shall agree to any settlement without the other's prior written consent (which shall not be unreasonably withheld or delayed). In any event, Indemnitor and Indemnitee shall cooperate with each other in good faith and their respective counsel with respect to all such actions or proceedings, at the Indemnitor's expense. With respect to each and every matter to which any indemnification may be sought hereunder, upon receiving notice pertaining to such matter, Indemnitee shall promptly give reasonably detailed written notice to the Indemnitor of the nature of such matter and the amount demanded or claimed in connection therewith.

Section 14.4 Survival. The obligations of the parties contained in this Article 14 shall survive the termination or expiration of this Agreement.

Section 14.5 Legal Costs. Notwithstanding the other provisions of this Agreement, if legal costs are being incurred by OVG or Owner for a third party claim in respect of which Owner is claiming indemnity from OVG, such legal costs will be considered an Operating Expense unless and until liability of OVG pursuant to this Agreement is conclusively established by a court of competent jurisdiction with respect to the underlying claim on which OVG's obligation to indemnify is based, or as otherwise agreed by the parties in connection with the settlement of any claim. In the event that the liability of OVG is so conclusively determined, then such legal costs shall be considered costs of OVG (and not Operating Expenses) and covered by the indemnity given by OVG to Owner hereunder and the parties shall adjust between them in respect of such legal costs.

ARTICLE 15 INSURANCE

Section 15.1 Types and Amount of Coverage. OVG agrees to obtain insurance coverage in the manner and amounts as set forth in Exhibit E, attached hereto, and shall provide to Owner promptly following the Effective Date a certificate or certificates of insurance evidencing such coverage. OVG shall maintain such referenced insurance coverage at all times during the Term and will not make any material modification or change from these specifications without the prior written approval of Owner. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by Owner's Chief Financial Officer. Each certificate shall include a statement under Description of Operations as to why the certificate was issued.

Section 15.2 Additional Terms; Third Parties. All insurance policies shall comply with all additional terms listed on Exhibit E, attached hereto. OVG shall require that all third-party users of the Facility, including without limitation third-party licensees and/or vendors, to provide certificates of insurance evidencing insurance appropriate for the types of activities in which such user is engaged. If OVG subcontracts any of its obligations under this Agreement, OVG shall require each such subcontractor to secure insurance that will protect against applicable hazards or risks of loss as and in the minimum amounts designated herein, and name OVG and Owner as additional insureds. For avoidance of doubt, OVG has the affirmative duty to ensure all third-party users and subcontractors engaged by OVG hereunder, comply with the requirements of this Article 15, including ensuring all applicable insurance policies cover the type and duration of each event, project, or other occurrence for which the third-party users or subcontractors will be utilizing the Facility.

ARTICLE 16 REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 16.1 OVG Representations and Warranties. OVG hereby represents, warrants, and covenants to Owner as follows:

(a) that it has the full legal right, power, and authority to enter into this Agreement and to grant the rights and perform the obligations of OVG herein, and that no third-party consent or approval is required to grant such rights or perform such obligations hereunder;

(b) that this Agreement has been duly executed and delivered by OVG and constitutes a valid and binding obligation of OVG, enforceable in accordance with its terms, except as such

enforceability may be limited by bankruptcy, insolvency, reorganization, or similar Laws affecting creditors' rights generally or by general equitable principles;

(c) that OVG will comply with all Laws applicable to its management of the Facility, provided that OVG shall not be required to undertake any compliance activity, nor shall OVG have any liability under this Agreement therefor if such activity requires any Capital Expenditure or funding of an Operating Expense that is not funded by Owner;

(d) that OVG shall, to the best of its knowledge and belief, comply with all applicable provisions of the Americans with Disabilities Act, all applicable amendments thereto, and all applicable federal regulations promulgated thereunder (collectively, the "ADA");

(e) that, to the best of its knowledge and belief, all programs, policies, and alterations of any type initiated by OVG shall comply with the 2010 Standards for Accessible Design, the ADA Title II regulation, Section 504 of the 1973 Rehabilitation Act, all applicable amendments thereto, and all similar statutes and regulations prohibiting discrimination on the basis of disability;

(f) that OVG shall, to the best of its knowledge and belief, ensure that its websites and all online services, including those websites or online services provided by third parties upon which OVG relies to provide services or content, comply with, at minimum, Web Content Accessibility Guidelines – WCAG 2.1 AA;

(g) that, to the best of its knowledge and belief, no relationship exists or will exist, during the Term hereof, between OVG and Owner that is a conflict of interest. The provisions of Iowa Code Chapter 68B (Government Ethics and Lobbying Act) shall apply to this Agreement. Accordingly, OVG shall promptly report any potential conflicts of interest to Owner;

(h) that OVG has not employed any person to solicit or procure this Agreement. OVG has not either directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive procurement in connection with this Agreement;

(i) that, to the best of its knowledge and belief, all the materials and services produced or provided to Owner pursuant to the terms of this Agreement shall be wholly original with OVG or that OVG has secured all applicable interests, rights, licenses, permits, or other intellectual property rights in such materials and services. OVG represents and warrants, to the best of its knowledge and belief, that said materials and services, and Owner's use of the same, in accordance with this Agreement, and the exercise by Owner of the rights granted to it by this Agreement, in accordance with this Agreement, will not infringe upon any other work or violate the rights of publicity or privacy of, or constitute a libel or slander against, any person, firm, or corporation. OVG further represents and warrants, to the best of its knowledge and belief, that said materials and services do not infringe upon the copyright, trademark, trade name, trade dress, patent, statutory or common law, or any other rights of any person, firm, corporation, or other entity.

Section 16.2 Owner Representations, Warranties and Covenants. Owner represents, warrants, and covenants to OVG as follows:

(a) that it has the full legal right, power, and authority to enter into this Agreement and to grant the rights and perform the obligations of Owner herein, and that no other third-party consent or approval is required to grant such rights or perform such obligations hereunder.

(b) that this Agreement has been duly executed and delivered by Owner and constitutes a valid and binding obligation of Owner, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization, or similar laws affecting creditors' rights generally or by general equitable principles.

(c) that the Facility is, as of the Effective Date and to the best of Owner's knowledge and belief, in compliance in all respects with all applicable Laws relating to the construction, use, and operation of the Facility (including, without limitation, Title III of the American with Disabilities Act), and that there exist no structural defects or unsound operating conditions at the Facility.

(d) that to the best of its knowledge and belief, that any materials provided by or modified by Owner hereunder, do not infringe upon the copyright, trademark, trade name, trade dress, patent, statutory or common law, or any other rights of any person, firm, corporation, or other entity.

(e) that as of the Commencement Date, OVG shall have the full exclusive rights to the Facility as set forth herein, and no third party shall retain any rights to, or control of, the Facility or in connection with the exclusive services being provided by OVG hereunder.

ARTICLE 17 FEDERAL TAX REQUIREMENTS

Section 17.1 Compliance with Federal Tax Requirements. OVG understands that all or a portion of the Facility has been or may be financed on a tax-exempt basis (such financing, the "**Bonds**") and, as a result, Owner must comply with the Internal Revenue Code of 1986, as amended, and certain treasury regulations promulgated thereunder (collectively, the "**Code**"), with respect to the use and management of the Facility by OVG, and any other nongovernmental user of all or a portion of the Facility. OVG agrees to cooperate with Owner in complying with the requirements of the Code with respect to private business use of property financed with the Bonds at the Facility. Without limiting the generality of the foregoing, OVG agrees that the compensation hereunder does not and is not intended to provide OVG a share of the net profits of the Facility and agrees to cooperate with Owner in maintaining the safe harbor conditions provided in Revenue Procedure 2017-13 (as modified, amplified and/or superseded, the "**Rev. Proc.**") regarding qualified management contracts, and acknowledges that, as of the Effective Date, the Rev. Proc. includes the following safe harbor conditions, among others, that must be satisfied to ensure that the Bonds will maintain their tax-exempt status:

- (a) OVG and any other third-party manager shall agree that it is not entitled to and shall not take a tax position with respect to the Facility or any management agreement that is inconsistent with being a service provider to Owner that provides services at the Facility, including, without limitation, taking any depreciation or amortization, investment tax credit, or deduction for any payment as rent with respect to the Facility.
- (b) In connection with OVG or any other third-party manager's services at the Facility and as described in the Rev. Proc., Owner approval is required for: (i) the annual budget of the Facility; (ii) each disposition of any portion of the Facility, (iii) rates charged for the use of all or any portion of the Facility, and (iv) and the general nature and type of use of the Facility by OVG.

- (c) Owner bears risk of all loss, including casualty loss of the Facility.
- (d) Neither OVG nor any other third-party manager shall have any role or relationship with Owner that, in effect, substantially limits Owner's ability to exercise its rights under any management agreement.

OVG agrees to cooperate in good faith with Owner in order to ensure that this Agreement and OVG's services hereunder comply the requirements of the Code with respect to private business use of property financed with the Bonds at the Facility, including but not limited to, maintaining the safe harbor conditions provided in the Rev. Proc (collectively, the "**Private Use Requirements**"). If Owner reasonably determines that the Commercial Rights Services or any other of OVG's services or actions hereunder violate the Private Use Requirements, OVG shall reasonably cooperate (without expenditure of material funds) to cease such services or actions following notice thereof from Owner. If following a good faith negotiation period of not less than 90 days (the "**Negotiation Period**"), Owner continues to reasonably determine that OVG's services or actions hereunder violate the Private Use Requirements notwithstanding OVG's reasonable cooperation efforts, Owner may terminate this Agreement in its sole discretion and without penalty for a period of 60 days following the end of the Negotiation Period. If Owner does not terminate this Agreement during such 60-day period, such termination right shall expire.

If Owner reasonably determines that the terms of this Agreement violate the Private Use Requirements, the parties shall proceed in accordance with Section 17.2 below as if Changes (as defined below) had occurred.

Section 17.2 Future Changes in Federal Tax Requirements. OVG agrees to negotiate in good faith with Owner to amend this Agreement from time to time (each, an "**Amendment**") to address any interpretations, modifications, or other changes in federal tax requirements regarding tax-exempt bonds, which may include any modifications and amplifications of the Rev. Proc. or requirements superseding the Rev. Proc. taking place after the Effective Date (collectively, "**Changes**") to ensure that the tax-exempt status of the Bonds utilized to finance all or a portion of the Facility is maintained. The parties acknowledge and agree that the terms of an Amendment shall be limited to modifying this Agreement in order to (i) maintain the tax-exempt status of the Bonds notwithstanding such Changes (without requiring a partial redemption or other remedial action with respect to the Bonds), and (ii) ensuring that the financial arrangements under this Agreement are materially maintained. Notwithstanding anything herein to the contrary, if following a Negotiation Period this Agreement is unable to be amended to the satisfaction of Owner with respect to clause (i) above, or Manager with respect to clause (ii) above, then this Agreement may be terminated by the applicable dissatisfied party in its sole discretion and without penalty for a period of 60 days following the end of the Negotiation Period. If neither party terminates this Agreement during such 60-day period, such termination right shall expire.

Section 17.3 Remedies. Owner acknowledges and agrees that OVG is not responsible for determining whether this Agreement or the services hereunder comply with the Code or the Rev. Proc. or otherwise with the requirements of the Bonds, and is relying on Owner's good-faith, reasonable determinations as to such matters. As such, OVG shall bear no responsibility with respect to maintaining the tax-exempt status of the Bonds, under no circumstances shall OVG be liable for any failure by Owner to maintain the tax-exempt status of the Bonds, notwithstanding anything to the contrary in this Agreement (including in connection with OVG's indemnification obligations set forth in Section 14), and Owner's sole remedies under this Agreement in relation to the Bonds or pursuant to this Section 17 shall be termination of the Agreement as set forth in Sections 17.1 and 17.2 above.

ARTICLE 18 MISCELLANEOUS

Section 18.1 PCI Compliance. The parties agree to comply with all current and future Payment Card Industry Data Security Standards (“**PCI Standards**”) and guidelines that may be published from time to time by Visa, MasterCard, or other associations as they relate to the storage of payment card data. For PCI Standards compliance purposes, the Facility shall include a segmented network, an appropriate number of wired data connections to the Internet for point-of-sale devices (“POS”) to be used by OVG and any contractors at the Facility. If Owner provides such network, Owner shall be responsible for the security of its network, including, without limitation, applicable PCI Standards compliance, and for procuring and installing point of sale (POS) payment systems that are compliant with the latest PCI-DSS requirements. Notwithstanding the foregoing, if provided for in the Investment by OVG, OVG shall be responsible for procuring and installing POS payment systems that are compliant with the latest PCI Standards and in such case OVG shall be responsible for the PCI Standards compliance of its POS systems it provides. If at any time either party determines that data covered by PCI Standards has been compromised, such party will notify the other without undue delay and provide reasonable assistance in providing notification to the proper parties as deemed necessary.

Section 18.2 No Discrimination. OVG agrees that it will not discriminate against any employee or applicant for employment for work under this Agreement because of race, religion, color, sex, disability, national origin, ancestry, physical handicap, creed, sexual orientation, gender identity, gender expression, pregnancy, or age, and will take affirmative steps to ensure that applicants are employed, and employees are treated during employment, without regard to race, religion, color, sex, disability, national origin, ancestry, physical handicap, creed, sexual orientation, gender identity, gender expression, pregnancy, marital status, familial status, genetic information, age, status with regard to public assistance, status as a veteran, or any other classification protected by Laws, except where age or sex is an essential, bona fide occupation requirement, or where disability is a bona fide occupational disqualification or as otherwise permitted by Laws. Such action shall include, but not be limited to the following: (a) employment, (b) upgrading, (c) demotion or transfer, (d) recruitment or advertising, (e) layoff or termination, (f) rate of pay or other forms of compensation, and (g) selection for training, including apprenticeship. OVG will use commercially reasonable efforts to include the provisions of these nondiscrimination clauses in any applicable Service Contracts, unless exempt by the rules, regulations, or orders of Owner or where such terms would be inappropriate or inapplicable.

Section 18.3 Use of Facility Names and Logos. OVG shall have the right to use throughout the Term (and permit others to use in furtherance of OVG’s obligations hereunder), for no charge, the name and all logos of the Facility, on OVG’s stationary, in its advertising of the Facility, and whenever conducting business of the Facility; provided, that OVG shall take all prudent and appropriate measures to protect the intellectual property rights of Owner relating to such logos. All intellectual property rights in any Facility logos developed by OVG or Owner shall be and at all times remain the sole and exclusive property of Owner. OVG agrees to execute any documentation requested by Owner from time to time to establish, protect, or convey any such intellectual property rights.

Section 18.4 Facility Advertisements. Owner agrees that in all advertisements placed by Owner for the Facility or events at the Facility, whether such advertisements are in print, on radio, television, the internet, or otherwise, it shall include a designation that the Facility is “Managed by Oak View Group”.

Section 18.5 Force Majeure; Casualty Loss.

(a) A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claims for damages, if and to the extent such delay or failure is caused by an Event of Force Majeure. Provided, however, that the party who is delayed or prevented from performing by an Event of Force Majeure shall, within a period not to exceed 14 (fourteen) days after the occurrence or detection of any such event, give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay and shall remedy such cause as soon as reasonably possible, or as mutually agreed between the parties. Notwithstanding the foregoing, in no event shall a party's failure to make payments due hereunder be excusable due to an Event of Force Majeure.

(b) In the event of damage or destruction to a material portion of the Facility by reason of fire, storm, or other casualty loss that renders the Facility (or a material portion thereof) untenable, Owner shall use reasonable efforts to remedy such situation. If notwithstanding such efforts, such damage or destruction is expected to render the Facility (or a material portion thereof) untenable for a period estimated by an architect selected by Owner at OVG's request, of at least one hundred eighty (180) days from the date of such fire, storm, or other casualty loss, either party may terminate this Agreement upon written notice to the other, provided that (i) Owner shall pay to OVG its costs of withdrawing from services hereunder, as described in Section 4 above, and (ii) in the event the Facility once again becomes tenable at any time during the Term, this Agreement shall, at the option of OVG, once again become effective and OVG shall manage and operate the Facility under the terms hereof, except that the Term shall be extended for a period of time in which the Facility was untenable.

Section 18.6 Assignment; Binding on Successors and Assigns. Neither party may assign this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed, except that either party may, without the prior written consent of the other party but upon at least 30 days' written notice to the other party, assign this Agreement in connection with a sale, merger, or other business combination involving all or substantially all of its assets or equity interests; provided, however, that Owner shall have the right to reasonably evaluate the experience, qualifications, and financial standing of the proposed assignee and make reasonable objection thereto. The Owner shall notify OVG in writing of any objection to the proposed assignment (with reasonable specificity as to the nature of, and reason for, each such objection) within 10 days after OVG has notified Owner in writing of a proposed assignment. Owner's consent to the assignment shall be presumed unless it has timely notified OVG of its objection(s) as provided herein. If Owner so objects, and Owner's objections have not been resolved to Owner's satisfaction, then OVG may proceed with the assignment only if OVG agrees in writing to remain liable to Owner under this Agreement for the performance of the duties of OVG hereunder, notwithstanding the assignment. Notwithstanding the foregoing, OVG may, without the necessity of obtaining Owner's prior written consent, assign this Agreement to an Affiliate where such assignment is intended to accomplish an internal corporate purpose of OVG as opposed to materially or substantially altering the method of delivery of services to Owner or the kind or quality of the same. Any purported assignment in contravention of this Section shall be void. This Agreement is binding on successors and permitted assigns of the parties.

Section 18.7 Notices. All notices required or permitted to be given pursuant to this Agreement shall be in writing and delivered personally or sent by registered or certified mail, return receipt requested, or by generally recognized, prepaid, overnight air courier services, to the address and individual set forth below. All such notices to either party shall be deemed to have been provided when

delivered, if delivered personally, four (4) days after mailed, if sent by registered or certified mail, or the next business day, if sent by generally recognized, prepaid, overnight air courier services.

If to Owner:

City Manager's Office
City Hall
50 W 13th Street
Dubuque, IA 52001
Attn: City Manager

If to OVG:

Oak View Group
5050 S. Syracuse Street, Suite 800
Denver, CO 80237
Attn: Chief Operating Officer

With a copy to:

City Attorney's Office
300 Main Street, Suite 330
Dubuque, IA 52001
Attn: City Attorney
Email: cityattorney@cityofdubuque.org

With a copy to:

Oak View Group – Legal Department
5050 S. Syracuse Street, Suite 800
Denver, CO 80237
Attn: OVG360 Legal Department
Email: OVG360Legal@oakviewgroup.com

The designation of the individuals to be so notified and the addresses of such parties set forth above may be changed from time to time by written notice to the other party in the manner set forth above.

Section 18.8 Severability. If a court of competent jurisdiction determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.

Section 18.9 Entire Agreement. This Agreement (including the exhibits attached hereto) contains the entire agreement between the parties with respect to the subject matter hereof, and supersedes and replaces all prior negotiations, correspondence, conversations, agreements, and understandings concerning the subject matter hereof. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations, agreements, or understandings, whether oral or written.

Section 18.9 Disputes; Governing Law; Venue. The parties agree to act immediately to resolve any dispute arising with respect to this Agreement. Time is of the essence in the resolution of disputes. OVG agrees that the existence of a dispute notwithstanding, it will continue without delay to carry out all its responsibilities under this Agreement which are not affected by the dispute; Owner agrees that it shall continue to make payment for all services performed as outlined in this Agreement. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Iowa without regard to its conflict of laws principles. Venue for any action arising out of this Agreement shall be in the Iowa District Court for Dubuque County, Iowa or the Federal District Court for the Northern District of Iowa, Eastern Division, and the parties hereby irrevocably consent to the jurisdiction of such courts.

Section 18.10 Amendments. Neither this Agreement nor any of its terms may be changed or modified, waived, or terminated (unless as otherwise provided hereunder) except by an instrument in writing signed by an authorized representative of the party against whom the enforcement of the change,

waiver, or termination is sought. The parties shall work in good faith immediately following execution hereof to reach an agreement regarding one or more amendments to this Agreement and/or the Grand River Agreement in order to better align the two agreements in terms of duration; budgets; allocation of expenses, revenues, and personnel; and such other matters as the parties may mutually agree.

Section 18.11 Waiver; Remedies. No failure or delay by a party hereto to insist on the strict performance of any term of this Agreement, or to exercise any right or remedy consequent to a breach thereof, shall constitute a waiver of any breach or any subsequent breach of such term. No waiver of any breach hereunder shall affect or alter the remaining terms of this Agreement, but each and every term of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. The remedies provided in this Agreement are cumulative and not exclusive of the remedies provided by law or in equity.

Section 18.12 Relationship of Parties. OVG and Owner acknowledge and agree that they are not joint venturers, partners, or joint owners with respect to the Facility, and nothing contained in this Agreement shall be construed as creating a partnership, joint venture, or similar relationship between Owner and OVG. In operating the Facility, entering into contracts, accepting reservations for use of the Facility, holding events, and conducting financial transactions for the Facility, OVG acts on behalf of and as agent for Owner (but subject to the limitations on OVG's authority as set out in this Agreement), with the fiduciary duties required by law of a party acting in such capacity.

Section 18.13 No Third-Party Beneficiaries. Other than the indemnitees listed in Sections 14.1 and 14.2 hereof (who are third-party beneficiaries solely with respect to the indemnification provisions in such sections), there are no intended third-party beneficiaries under this Agreement, and no third party shall have any rights or make any claims hereunder, it being intended that solely the parties hereto (and the aforementioned indemnitees with respect to the indemnification provisions hereof) shall have rights and may make claims hereunder.

Section 18.14 Attorneys' Fees. If any suit or action is instituted by either party hereunder, including all appeals, the prevailing party in such suit or action shall be entitled to recover reasonable outside attorney fees and expenses from the non-prevailing party, in addition to any other amounts to which it may be entitled.

Section 18.15 Limitation on Damages. In no event shall either party be liable or responsible for any consequential, indirect, incidental, punitive, or special damages (including, without limitation, lost profits) whether based upon breach of contract or warranty, negligence, strict tort liability, or otherwise, and each party's liability for damages or losses hereunder shall be strictly limited to direct damages that are actually incurred by the other party, provided that the foregoing shall not limit or restrict any claim by OVG for the management fees described herein upon a breach or default of this Agreement by Owner.

Section 18.16 Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same document. This Agreement may be executed by the parties and transmitted by electronic transmission, and if so executed and transmitted, shall be effective as if the parties had delivered an executed original of this Agreement.

Section 18.17 Currency. All prices and financial terms referenced herein are intended to be in U.S. dollars, and shall remain in U.S. dollars despite any exchange rate.

Section 18.18 Regulatory Agency Compliance. OVG shall in connection with its performance under this Agreement, materially comply, to the best of its knowledge, with applicable laws and regulations set forth by regulatory agencies is required. These agencies include but are not limited to, OSHA (the Occupational Safety and Health Administration), EPA (the Environmental Protection Agency), ICC (the Interstate Commerce Commission), DNR (the Department of Natural Resources), and DOT (the Department of Transportation), including all similar state and federal agencies.

Section 18.19 Suspensions and Debarment. OVG further certifies that it is not presently debarred, suspended, declared ineligible, or voluntarily excluded from participation in any contract with Owner or the State of Iowa. OVG shall ensure that all subcontractors utilized by OVG for any service or product referenced in this Agreement make a similar representation to those contained in the provisions of this paragraph.

Section 18.20 Tax Exemptions. Owner is exempt from sales tax and certain use taxes, and if requested by OVG shall provide substantiation of such exemption. Any charges for taxes for which Owner is exempt will be deducted from invoices before payment is made.

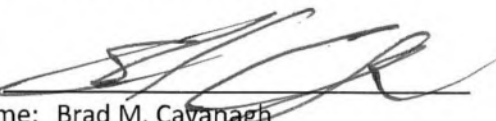
Section 18.21 Number, Gender, Captions, and Headings. All words and phrases contained herein, including acknowledgements hereof, shall be construed as the singular or plural number, and as masculine, feminine, or neuter gender according to the contexts. The captions and section headings are for convenience only and shall not be used in the interpretation or enforcement of any provision of this Agreement.

Section 18.22 No Inference Against Drafter. Each party hereto acknowledges that this Agreement was negotiated by the parties, each represented by counsel and each having participated in the drafting of this Agreement. Therefore, no inference, presumption, or burden of proof shall arise favoring any party by virtue of the authorship of any provision of this Agreement.

Section 18.23 Vehicle Use. Upon full execution of this Agreement, Owner shall provide OVG with title to and keys for one or more motor vehicles to be used by OVG in connection with the performance of its obligations under this Agreement (collectively, the "**Vehicles**"). OVG shall promptly take title to and insure the Vehicles upon receipt. Upon expiration or earlier termination of this Agreement for any reason, title to each Vehicle shall revert to Owner, who shall promptly assume ownership and insurance responsibility for the Vehicles. Each party shall have a reasonable opportunity to inspect the Vehicles prior to any transfer of title. OVG shall ensure that, prior to any transfer of title, any damage to a Vehicle exceeding ordinary wear and tear shall be repaired at OVG's expense. All Vehicles shall be transferred **AS IS, WHERE IS, AND WITH ALL FAULTS**, except that the Owner represents and warrants that, at the time of initial transfer to OVG, the Vehicles shall be free from latent defects, and Owner shall remain responsible for any claims arising directly from such latent defects. As of the Effective Date, the Vehicles are as follows: 2018 Ford F250, VIN 1FTBF2B69KEE05882.

ACCEPTED AND AGREED as of the Effective Date:

THE CITY OF DUBUQUE, IA

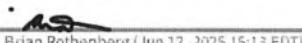
By: 

Name: Brad M. Cavanagh

Its: Mayor

GLOBAL SPECTRUM, L.P. d/b/a Oak View Group

By: Global Spectrum, LLC, its general partner

By: 

Brian Rothenberg (Jun 12, 2025 15:13 EDT)

Name: Brian Rothenberg

Its: President

SCHEDULE 1
DEPICTION OF FIVE CIVIC CENTER UNDER OVG'S MANAGEMENT



EXHIBIT A-1
OVG MANAGEMENT DUTIES

OVG's management obligations under the Agreement shall consist of the following obligations, all of which are subject to the terms hereof and the controls and restrictions in the Operations Manual:

(a) Manage all aspects of the Facility in accordance with the Operations Manual and the terms of this Agreement, including but not limited to managing purchasing, payroll, fire prevention, security, crowd control, routine repairs, preventative maintenance, janitorial services, groundskeeping, promotions, advertising, energy conservation, security, box office, admission procedures, and general user services in a cost efficient, high quality, and efficient manner that meets the highest industry standard.

(b) Establish and adjust prices, rates, and rate schedules for user, license, concessions, occupancy, and advertising agreements, and booking commitments. OVG may deviate from the established rate schedule when entering into any such agreements if determined by OVG, using its reasonable business judgment, to be necessary or appropriate with respect to the specific situation.

(c) Procure, negotiate, execute, administer, and assure compliance with Service Contracts, Revenue Generating Contracts, and other contracts related to the operation of the Facility.

(d) Require that all vendors and licensees of the Facility execute vendor/license agreements containing standard indemnification and insurance obligations on the part of each such vendor/licensee.

(e) Prior to accepting any event or other booking, provide Owner with standard form advertising and sponsorship contracts and user/rental agreements for use at or with respect to the Facility. OVG shall submit such form agreements to Owner for review and comment, and the parties shall work together to finalize such forms. Once finalized, OVG shall use such forms in furtherance of its duties hereunder, and shall not materially deviate from the terms contained in such forms without obtaining the prior written approval of Owner (which shall not be unreasonably withheld or delayed). OVG's sole responsibility with regard to providing legal advice or assistance hereunder shall be to provide such standard form contracts.

(f) Operate and maintain the Facility through exercise of the commercially reasonable standards of maintenance and preservation, subject to approved Operating Budgets, including the equipment utilized in connection with its operation and any improvements made during the term of this Agreement, in the condition received, normal wear and tear excepted.

(g) Arrange for and otherwise book events at the Facility in accordance with a booking schedule to be developed by OVG.

(h) Upon reasonable request, allow Travel Dubuque real time-access to information, such as the booking and events calendar (including date holds) and customer relationship components.

(i) Hire or otherwise engage, pay, supervise, and direct all personnel OVG deems necessary for the operation of the Facility in accordance with Article 6 of the Agreement, and conduct staff planning, retention, and training programs as determined to be necessary by OVG in its sole discretion.

(j) Maintain detailed, accurate, and complete financial and other records of all its activities under this Agreement in accordance with generally accepted accounting principles, which records shall be made available to Owner upon request, in accordance with Section 10.1 of the Agreement.

(k) Submit to Owner in a timely manner financial and other reports detailing OVG's activities in connection with the Facility, as set forth in Section 10.2 of the Agreement.

(l) Prepare a proposed annual Operating Budget and submit such proposed budget to Owner, both in accordance with Article 7 of the Agreement.

(m) Pay all Operating Expenses and other expenses incurred in connection with the operation, maintenance, supervision, and management of the Facility from the Operating Account or with funds otherwise made available by Owner.

(n) Secure, or assist Owner (or any other third party, as applicable) to secure, all licenses and permits necessary for the operation and use of the Facility for the specific events to be held therein, and for the general occupancy of the Facility, including without limitation all necessary food and liquor licenses, and renewals thereof. Owner shall cooperate in this process to the extent reasonably required. All costs associated with this process shall be Operating Expenses.

(o) Collect, deposit, and hold in escrow in the Event Account any ticket sale revenues which it receives in the contemplation of or arising from an event pending the completion of the event, as more fully described in Section 8.1 of the Agreement.

(p) Collect in a timely manner and deposit in the Operating Account all Revenue, as more fully described in Section 8.2 of the Agreement.

(q) Subject to Owner making available sufficient funds in a timely manner, pay all Taxes.

(r) Plan, prepare, implement, coordinate, and supervise all public relations and other promotional programs for the Facility.

(s) Prepare, maintain, and implement on a regular basis, subject to Owner's yearly approval, a Marketing Plan for the Facility.

(t) Develop and establish open, clear, and responsive reporting systems with the Owner, utilizing measurable and reported performance metrics. Metrics will be established in the first six (6) months of the Commencement Date and reviewed and updated on a yearly basis.

(u) On an annual basis, cause a written inventory to be taken of all furniture, fixtures, office equipment, supplies, tools, and vehicles at the Facility, and deliver a written report of the foregoing to Owner. OVG shall document all major damage to, or loss in, such inventory during the Term as soon as such damage or loss is discovered by OVG, and OVG shall promptly notify Owner of any such damage or loss.

(v) Purchase, on behalf of Owner and with Owner funds, and maintain during the Term, all materials, tools, machinery, equipment, and supplies necessary for the operation of the Facility.

(w) As agent for Owner, manage risk management and Facility insurance needs, as more fully described in Article 15 of the Agreement.

(x) Make and be responsible for all routine and minor repairs, maintenance, preventative maintenance, and equipment servicing. OVG shall be responsible for ensuring that all repairs, replacements, and maintenance shall be of a quality and class at least equal to that of the item being repaired, replaced, or maintained. Any replacement of an item in inventory, or any new item added to the inventory, which is paid for by Owner, shall be deemed the property of Owner, including any item paid for with funds from the Operating Account.

(y) Cause such other acts and things to be done with respect to the Facility, as determined by OVG in its reasonable discretion, to be necessary for the management and operation of the Facility following the Commencement Date.

EXHIBIT A-2
OVG FOOD AND BEVERAGE SERVICES

OVG will provide high quality food and beverage services. OVG's food and beverage obligations under the Agreement shall consist of the following, all of which are subject to the terms hereof and the controls and restrictions in the Operations Manual:

- (a) Develop and implement all necessary policies and procedures for the food and beverage operations;
- (b) Engage and oversee employees necessary to perform the Food and Beverage Services;
- (c) Manage the Food and Beverage Services in compliance with and subject to all federal, state, and local laws, ordinances, and regulations (including, without limitation, health and sanitation codes and regulations with respect to the sanitation and purity of the food and beverage products for sale);
- (d) Arrange for all minor repairs and routine maintenance to the equipment used in the operation of the Food and Beverage Services;
- (e) Keep the food and beverage facilities and equipment neat, clean, and in a sanitary condition;
- (f) Undertake appropriate advertising, marketing, and promotion of the food and beverage offerings at the Facility;
- (g) Develop menus, portions, brands, prices, themes, and marketing approaches. OVG (or the third-party concessionaire, as applicable) shall be entitled to set the prices for such items for sale;
- (h) Order, stock, prepare, pay for (as an Operating Expense), and sell appropriate foods and beverages; and
- (i) Obtain and maintain all licenses and permits necessary for the operation of the Food and Beverage Services, including those required for the on-premise sale of alcoholic beverages. Owner shall offer reasonable assistance to OVG in obtaining and maintaining such licenses and permits. The cost of such licenses and permits (including the cost to obtain such licenses and permits, such as legal costs associated therewith) shall be Operating Expenses.

For avoidance of doubt, to the extent OVG subcontracts or otherwise assigns the foregoing Food and Beverage Services, in accordance with this Agreement, such third party (including, if applicable, any Affiliate) shall be obligated to obtain and/or maintain any license or permits required hereunder, including, without limitation, any liquor licenses required for the on-premise sale of alcoholic beverages, and Owner agrees to reasonably assist such third party in connection therewith, as directed by OVG.

EXHIBIT A-3
OVG COMMERCIAL RIGHTS SERVICES

OVG's obligations in respect of the sale of Commercial Rights under the Agreement shall consist of the following, all of which are subject to the terms hereof and the controls and restrictions of the Operations Manual.

- (a) Actively market the Commercial Rights at and with respect to the Facility, and, will regularly apprise Owner of its sales prospects and the status of any potential sales of Commercial Rights;
- (b) Develop advertising system design and consult with Owner on proposed inventory;
- (c) Create rate cards and packages, target lists, and vendor packages, as necessary;
- (d) Develop Naming Rights and sub-Naming Rights packages/pricing, if applicable;
- (e) As requested by Owner, during quarterly meetings with Owner, reports detailing OVG's sales of Commercial Rights.

EXHIBIT B

QUALITATIVE INCENTIVES

OVG shall be eligible to earn a Qualitative Incentive up to \$45,000 (\$15,000/Operational Benchmark) to reach each of the following benchmarks (each, an “**Operational Benchmark**”). The achievement of the Operational Benchmark(s) shall be determined by Owner, in its reasonable and good faith discretion based on its evaluation of OVG’s performance during each Operating Year. Notwithstanding the foregoing, OVG shall notify Owner to the extent it deems any Operational Benchmark has been achieved (as set forth below) and shall provide reasonable proof thereof. Once the parties agree in writing (email shall be sufficient) that any such Operational Benchmark has been achieved, the applicable Incentive Fee(s) for the applicable Operating Year shall become due as set forth in Section 3.2 of this Agreement and may be paid by OVG out of the Operating Account. The Operational Benchmarks may be revisited every two (2) years based upon the Facility renovations and redevelopment as it takes place by mutual agreement of OVG and Owner. The parties would establish revised Operational Benchmark by February 1, prior to the next year’s budget being established.

1. *Economic Impact-Focused Targeted Events and Performances* – Attraction of events that by their financial model positively affect the bottom-line budget resulting in a positive impact on the Facility and Owner’s budget and positively impact neighboring businesses and overnight stays.
2. *Stakeholder Development Relationship* – Build a strong business relationship with Travel Dubuque, Dubuque Area Chamber of Commerce, Dubuque Main Street, hoteliers, businesses, youth sports, and performing arts on mutual strategy development, an increased level of collaboration, and focused approach on event mix, relational economic impact, stakeholder/tenant relationships, and overall civic center business improvement model benefiting OVG, the Owner, and the community.
3. *Operating Budget Success* – OVG has successfully developed and managed an Operating Budget for the applicable Operating Year.

EXHIBIT C
OPERATING BUDGET (FIRST OPERATING YEAR)

[to be attached]

Updated OVG Proforma	
Yr 1	
Attendance	65,000
# of Events	158
Event Days	150
Rental Income	\$ 57,108
Service Income	\$ 652,674
Service Expenses	\$ (649,968)
Total Direct Event Income	\$ 59,814
F&B Concessions	\$ 188,675
F&B Catering	\$ 25,000
Merch	\$ 8,741
Parking	\$ 8,107
Other (Promoter Rebate)	\$ -
Total Ancillary Income	\$ 230,523
Other Event Income	
Ticket Rebates	\$ 118,041
Facility Fees	\$ 101,566
Total Other Event Income	\$ 219,608
Total Event Income	\$ 509,944
Advertising Income - Signage	\$ 85,000
Other Operating Income	\$ 25,000
Total Other Operating Income	\$ 110,000
Adjusted Gross Income	\$ 619,944
Expenses	
Salaries & Wages	\$ 1,009,693
Benefits	\$ 209,731
Less: Event Labor Allocation	\$ (204,763)
Net EE Wages and Benefits	\$ 1,014,661
Contracted Services	\$ 35,000
General & Admin	\$ 186,797
Operations	\$ 21,474
Repair & Maintenance	\$ 69,975
Supplies	\$ 22,500
Insurance	\$ 110,000

Utilities	\$	251,013
Other	\$	3,270
Management Fees	\$	133,215
Less: Expenses Allocated	\$	(29,052)
Total Operating Expenses	\$	1,818,854
Net Income (Loss) From Operations	\$	(1,198,910)

EXHIBIT D
EXISTING CONTRACTS

CONTRACTS:

Cummins Sales & Service (generator)
Gary's Pest Control (pest)
Kone (elevator)
Midwest Overhead Crane (arena rigging)
Racom (security cameras)
Autodesk, Inc. (Auto CAD)
Computer Doctors, Inc. (Microsoft 365)
Fiserve Inc. (Clover)
IEBA (conference registration)

SPONSORSHIPS:

Green State Credit Union
RE-Max
River Bluff Creative
Diamond Jo Casino
Kwik Stop

EXHIBIT E INSURANCE

OVG shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Schedule E-1, attached hereto, prior to commencing work. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Department of Insurance or an equivalent approved by the Director of Finance and Budget.

All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.

Each certificate shall be furnished to the Finance Department of the City of Dubuque.

Failure to provide coverage required by this Insurance Schedule shall not be deemed a waiver of these requirements by the City of Dubuque. Failure to obtain or maintain the required insurance shall be considered a material breach of this agreement.

OVG shall require all subconsultants and sub-subconsultants to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurances from all such subconsultants and sub-subconsultants. OVG agrees that they shall be liable for the failure of a subconsultant and sub-subconsultant to obtain and maintain such coverages. Owner may request a copy of such certificates from OVG.

All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.

Whenever a specific ISO form is listed, required the current edition of the form must be used, or an equivalent form may be substituted if approved by the City of Dubuque's Chief Financial Officer and subject to OVG identifying and listing in writing all deviations and exclusions from the ISO form.

OVG shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit E-I. If the contractor's limits of liability are higher than the required minimum limits then the provider's limits shall be this agreement's required limits.

OVG shall be responsible for deductibles and self-insured retention for payment of all policy premiums and other cost associated with the insurance policies required below.

All certificates of insurance must include agents name, phone number, and email address.

The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.

The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in the risk or other special circumstances during the term of the agreement, subject to mutual agreement of the parties.

Schedule E - 1

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written on a form equivalent or more broad than ISO form CG 00 01 or business owners form BP 00 02.
- 2) Include endorsement indicating that coverage is primary and non-contributory.
- 3) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Policy shall include Waiver of Right to Recover from Others endorsement or by blanket waiver of subrogation endorsement.
- 4) OVG shall provide thirty (30) days' advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days' written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001.

B) AUTOMOBILE LIABILITY

Combined Single Limit \$1,000,000

Coverage shall include all owned, non-owned, and hired vehicles. If OVG's business does not own any vehicles, coverage is required on non-owned and hired vehicles.

- 1) Policy shall include Waiver of Right to Recover from Others endorsement.
- 2) Include endorsement indicating that coverage is primary and non-contributory.

C) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A Statutory—State of Iowa

Coverage B Employers Liability

Each Accident	\$100,000
Each Employee-Disease	\$100,000
Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, OVG is not required to purchase Workers' Compensation Insurance, OVG shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

D) UMBRELLA/EXCESS LIABILITY \$1,000,000

The General Liability, Automobile Liability and Workers Compensation Insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation and Primary and Non- contributory in favor of the City.

E) PROFESSIONAL LIABILITY \$2,000,000

If the required policy provides claims-made coverage:

- 1) The Retroactive Date must be shown and must be before the date of the agreement.
- 2) Insurance must be maintained and evidence of insurance (or extended coverage) must be provided for at least three (3) years after completion of the work or services.
- 3) If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the date of the agreement, OVG must provide "extended reporting" coverage for a minimum of three (3) years after completion of the work or services.

F) CYBER LIABILITY/BREACH \$1,000,000

X Yes ___ No

Coverage for First and Third Party liability including but not limited to lost data and restoration, loss of income and cyber breach of information.

G) CONCESSIONAIRE BOND \$25,000

H) DRAM SHOP \$3,000,000

Please be aware that naming the City of Dubuque as an additional insured as is required by this

Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

**EXHIBIT F
TRANSITION BUDGET**



Five Flags Arena & Theater
Actual Transition Expenses vs Budget

Travel Expense Summary	Actual	Budget	Difference
Administration	\$0	\$16,675	(\$16,675)
Finance	\$0	\$8,625	(\$8,625)
Operations	\$0	\$8,625	(\$8,625)
HR	\$0	\$1,725	(\$1,725)
Marketing	\$0	\$1,150	(\$1,150)
Partnerships	\$0	\$1,725	(\$1,725)
Hospitality	\$0	\$0	\$0
Total	\$0	\$38,525	(\$38,525)

Other Expense Summary	Actual	Budget	Difference
5130-6290 Goodwill	\$0		\$0
5130-6170 Gifts - Welcome Party	\$0	5000	(\$5,000)
5250-7250 Photography	\$0		\$0
5180-6600 Advertising	\$0		\$0
5250-6970 Office Supplies	\$0		\$0
5250-6980 Postage	\$0		\$0
5250-7000 Printing	\$0	1000	(\$1,000)
5170-6490 Licenses, Permits Fees	\$0	2025	(\$2,025)
5250-6880 Dues & Subscriptions			\$0
5190-6680 Software & Licensing Expense	\$0	2000	(\$2,000)
5210-6670 Procurement	\$0		\$0
5210-7427 Equipment	\$0		\$0
5250-6800 Recruitment	\$0		\$0
5090-5910 SALARIES	\$0		\$0
5110-5460 PAYROLL TAXES	\$0		\$0
5250-6270 Relocation	\$0	15000	(\$15,000)
5250-7110 Contingency	\$0		\$0
5250-6700 Other Expenses	\$0		\$0
5250-7070 Uniforms	\$0	5250	(\$5,250)
5250-6770 Linen & Cleaning	\$ -		\$ -
5180-6590 Meeting & Marketing	\$ -		\$ -
Total Other Expenses	\$0	30275	(\$30,275)

Total Transition Costs	\$0	\$68,800	(\$68,800)
-------------------------------	------------	-----------------	-------------------

OVG360 Dubuque IA - Five Flags Mgmt FB Agr v7 (Execution Copy) eff.7-1-25

Final Audit Report

2025-06-12

Created:	2025-06-12
By:	Cait Burggraf (cait.burggraf@oakviewgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAkkko5VNd7i65I9SsxtKkkwv3_Ec4FvR

"OVG360 Dubuque IA - Five Flags Mgmt FB Agr v7 (Execution Copy) eff.7-1-25" History

-  Document created by Cait Burggraf (cait.burggraf@oakviewgroup.com)
2025-06-12 - 7:10:20 PM GMT
-  Document emailed to Brian Rothenberg (brian.rothenberg@oakviewgroup.com) for signature
2025-06-12 - 7:10:26 PM GMT
-  Email viewed by Brian Rothenberg (brian.rothenberg@oakviewgroup.com)
2025-06-12 - 7:13:23 PM GMT
-  Document e-signed by Brian Rothenberg (brian.rothenberg@oakviewgroup.com)
Signature Date: 2025-06-12 - 7:13:44 PM GMT - Time Source: server
-  Agreement completed.
2025-06-12 - 7:13:44 PM GMT

**City of Dubuque
City Council**

ACTION ITEMS # 10.

ITEM TITLE: Work Session Request: Unified Development Code Update:
Technical Review Report

SUMMARY: City Manager requesting the City Council schedule a work session on Wednesday, August 27, 2025 at 6:30 p.m. for a presentation of the Unified Development Code Technical Review Report.

SUGGESTED DISPOSITION: Receive and File; Council

ATTACHMENTS:

1. MVM Memo
2. Request UDC Code Update 7-29-2025

TO: The Honorable Mayor and City Council Members

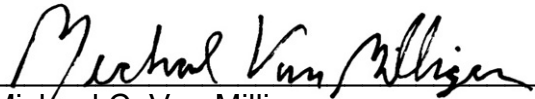
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Work Session Request - Unified Development Code Update:
Technical Review Report Presentation

DATE: July 29, 2025

Planning Services Director Wally Wernimont is recommending City Council schedule a work session for Wednesday, August 27, 2025, at 6:30 p.m. The work session will be a presentation of the Unified Development Code Technical Review Report. The presentation will be made by Planning Staff and Camiros (UDC consultant).

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
Wally Wernimont, Planning Services Director

TO: Michael C. Van Milligen, City Manager

FROM: Wally Wernimont, Planning Services Director *WW*

DATE: July 29, 2025

RE: **Work Session Request - Unified Development Code Update:
Technical Review Report Presentation**

The purpose of this memo is to request a City Council work session on Wednesday, August 27, 2025 at 6:30 p.m. The work session will be a presentation of the Unified Development Code Technical Review Report. The presentation will be made by Planning Staff and Camiros (UDC consultant).

**City of Dubuque
City Council**

ACTION ITEMS # 11.

ITEM TITLE:	Work Session Request: Report on Development and Outcomes of Serve Dubuque Program
SUMMARY:	City Manager requesting the City Council schedule a work session on Monday, September 15, 2025, at 5:15 p.m. to provide information about the development and outcomes of the Serve Dubuque Program.
SUGGESTED DISPOSITION:	Receive and File; Council
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo

TO: The Honorable Mayor and City Council Members

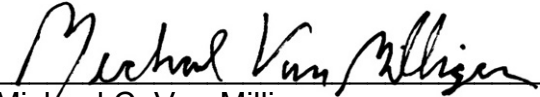
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Work Session Request for Report on Development and Outcomes of Serve Dubuque Program

DATE: July 29, 2025

Director of Community Impact Antonio Mouzon is recommending City Council schedule a work session on September 15, 2025, at 5:15 pm to present the development and outcomes report of the Serve Dubuque Program.

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
Antonio Mouzon, Director of Community Impact
Sarah Berna, AmeriCorps Program Director
Justine Hull, Traffic Engineer
LaMetra Murdock, Multicultural Family Center Director
Caitlin Daniels, Teen Empowerment Coordinator

TO: Michael C. Van Milligen, City Manager
FROM: Antonio J. Mouzon, Community Impact Manager
SUBJECT: Work Session Request for Report on Development and Outcomes of
Serve Dubuque Program

DATE: July 22, 2025

INTRODUCTION

The purpose of this memorandum is to request a City Council work session to present the development and outcomes of the Serve Dubuque Program. This session is proposed for September 15th, 2025, at 5:15 p.m.

BACKGROUND

With the loss of the AmeriCorps grant funding for the summer of 2025, the Summer Teen Empowerment program at the Multicultural Family Center was cancelled due to no longer having support of AmeriCorps members to implement programming. The Community Impact team and the Multicultural Family Center nonprofit collaborated to develop and implement the Serve Dubuque Program to fill the gap in summer teen programming.

Serve Dubuque is a no-cost six-week summer teen service leadership initiative that strengthens teens' experience in community engagement and service opportunities through civic and health literacy. The focus is to add teen contributions to a vibrant and connected community while gaining employability skills.

DISCUSSION

During this work session, we will provide an overview of the development of the Serve Dubuque program and outcomes of the program initiative. We will present data and anecdotal stories from the program.

ACTION REQUESTED

I respectfully request that a City Council work session be scheduled on September 15th, 2025, at 5:15 p.m. to provide information on the development and outcomes of the Serve Dubuque Program.

cc:

Sarah Berna, AmeriCorps Program Director

Justine Hull, Traffic Engineer

LaMetra Murdock, Multicultural Family Center Director

Caitlin Daniels, Teen Empowerment Coordinator

**City of Dubuque
City Council**

ACTION ITEMS # 12.

ITEM TITLE: Work Session Request: Imagine Dubuque Update

SUMMARY: City Manager requesting the City Council schedule a work session on Monday, September 15, 2025, at 5:45 p.m. to present an update on the Imagine Dubuque 2037: A Call to Action Comprehensive Plan.

SUGGESTED DISPOSITION: Receive and File; Council

ATTACHMENTS:

1. MVM Memo
2. 2025 Request for Work Session for Imagine Dubuque Update

TO: The Honorable Mayor and City Council Members
FROM: Michael C. Van Milligen, City Manager
SUBJECT: Request for Work Session for Imagine Dubuque Update
DATE: July 29, 2025

Planning Services Director Wally Wernimont is recommending City Council schedule a work session for September 15, 2025, at 5:45 p.m. to present an update on the Imagine Dubuque 2037: A Call to Action Comprehensive 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
Wally Wernimont, Planning Services Director
Jason Duba, Assistant Planner

TO: Michael C. Van Milligen, City Manager
FROM: Wally Wernimont, Planning Services Director
SUBJECT: **Request for Work Session for Imagine Dubuque Update**
DATE: July 29, 2025

INTRODUCTION

The purpose of this memorandum is to request a City Council work session on September 15, 2025 at 5:45 to present an update on the Imagine Dubuque Comprehensive Plan.

BACKGROUND

Imagine Dubuque 2037: A Call to Action is the City's 2017 Comprehensive Plan. The comprehensive plan serves as a guide for the community's physical, social, and economic development. Comprehensive plans are policy guides. Unlike zoning or city codes, they are not regulatory in purpose or application.

Information in the Imagine Dubuque Comprehensive Plan is used in many facets of city life. Of greatest note is its role in informing City Council goal setting, annual budget priorities, and land use decisions.

Engaging the community in a conversation about the future of Dubuque was at the core of the Imagine Dubuque process. We inclusively engaged 6,000 people, generating 12,500+ ideas. Ideas were narrowed into themes in seven plan categories to create 110 community recommendations.

The seven categories are: Economic Prosperity, Sustainable Environment, Social & Cultural Vibrancy, Livable Neighborhoods & Housing, Community Facilities, Transportation & Mobility, and Land Use.

DISCUSSION

The Planning Services Department is the backbone organization that helps implement the plan as part of a collective impact model. The vision of making Dubuque a more viable, livable and equitable community requires the entire community working together towards common goals.

REQUESTED ACTION

I respectfully request a City Council work session to provide an update on the Imagine Dubuque 2037: A Call to Action Comprehensive Plan on September 15, 2025 at 5:45 PM.

cc: Jason Duba, Assistant Planner

**City of Dubuque
City Council**

ACTION ITEMS # 13.

ITEM TITLE:	City of Dubuque Data Center and Information Technology Department Ribbon-Cutting Video
SUMMARY:	A highlight video of the ribbon-cutting to celebrate the completion the City of Dubuque Data Center and IT Department offices at the Bright Minds campus at 7850 Chavenelle Dr. will be shown. It can also be viewed on the City's YouTube channel at https://youtu.be/7lXcNkg5gwl
SUGGESTED DISPOSITION:	Receive and File; Video
ATTACHMENTS:	None

**City of Dubuque
City Council**

CLOSED SESSION #

ITEM TITLE: Pending Litigation and Purchase or Sale of Real Estate –
Chapter 21.5(1)(c),(j) Code of Iowa

SUMMARY:

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None