

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

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**

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.

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.

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.

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 his abstention 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.

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.

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.

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.

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.

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.

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.

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, Iowa was adopted.

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.

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, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa 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.

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, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa 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.

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, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa 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.

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, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa 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.

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, Iowa On A Development Agreement By And Among The City Of Dubuque, Iowa, 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.

6. Setting a Public Hearing on Proposed Second Amendment to Lease Agreement by and Between the City of Dubuque, Iowa 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, Iowa On The Second Amendment To The Lease Agreement By And Between The City Of Dubuque, Iowa, 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.

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.

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, Iowa, 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.

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.

3. Bunker Hill Irrigation Replacement Project Phase 3 Public Hearing: Motion by Roussell 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.

PUBLIC INPUT

Felicia Carner, 1591 White St., spoke regarding Action Item No. 1, supporting the preferred alternative and emphasizing the need for equitable amenities.

ACTION ITEMS

1. Central Avenue and White Street Corridor Traffic Study Preferred Alternative Engagement Results: Motion by Sprank to receive 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 the vote pertained solely to the traffic alternative. Van Milligen explained that once an alternative is confirmed, staff will develop implementation proposals through the budget process. In response to City Council questions, McCoy clarified that the proposed bike lane on White St. would be fully protected from traffic, whereas relocating it to Jackson St. would result in an unprotected lane due to lower traffic volumes. She also noted that trucking businesses had concerns about two-way traffic and lane width and were open to further discussions on establishing a truck route. Addressing questions about the bike lane, Traffic Engineer Justine Hull highlighted the need for additional analysis and community engagement to evaluate the feasibility of placing the bike lane on Jackson St. 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 importance of timely implementation of the updates. Motion carried 7-0.

2. Submission of EPA Grant Application for the Dubuque Community Resilience Hub Project: 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 stated that the site would be owned by the Dubuque Dream Center, with Dubuque County and city staff leading site operations during disasters. The Housing and Community Development Department would co-manage the job training program alongside the Dubuque Dream Center. Goodmann noted that the program is currently in the conceptual stage and would be further developed if the grant is awarded. City Council members expressed support for the program and highlighted the value of collaborative partnerships. Motion carried 7-0.

3. GFOA Distinguished Budget Presentation Award: Motion by Roussell to receive and file the notification of the City of Dubuque receiving the Government Finance Officers Association Distinguished Budget Presentation Award for the 19th consecutive year. Seconded by Wethal. City Council Members congratulated 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.

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.

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.

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.

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