CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:30 p.m. on March 21, 2022, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones (arrived at 5:36 p.m.), Resnick, Roussell, Sprank; City Manager Van Milligen, City Attorney Brumwell.

Vacancy: Ward 4

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 workforce housing needs.

WORK SESSION
WORKFORCE HOUSING NEEDS – EARLY EFFORTS

Housing and Community Development Director Alexis Steger and Economic Development Director Jill Connors provided introductory remarks. Dave Lyons, Sustainable Innovation Consultant for Greater Dubuque Development Corporation, made a presentation on workforce housing needs. Mr. Lyons and Ms. Steger responded to questions from the City Council following the presentation. Council Members discussed the importance of developing all areas of the community, the challenges that the city faces in developing additional housing options, and requested data on how Airbnb rentals impact rental rates.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Adrienne N. Breitfelder
City Clerk
The Dubuque City Council met in regular session at 6:30 p.m. on March 21, 2022, 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; City Manager Van Milligen, City Attorney Brumwell.

Vacancy: Ward 4

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. World Down Syndrome Day (March 21, 2022) was accepted by Kyle Stumpf on behalf of the Dubuque County Disabilities Council.

2. Honey Bee Day (March 31, 2022) was accepted by H.R. Cook on behalf of the Iowa Honey Producers Association.

CONSENT ITEMS

Paul Schultz, 2700 Matthew John Dr., requested Item No. 17 be held for separate discussion. City Clerk Breitfelder stated that Mr. Schultz also provided written input regarding Item No. 17. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated except for Item No. 17. Seconded by Jones. Motion carried 6-0.

1. Minutes and Reports Submitted: City Council proceedings of 3/2, 3/3, and 3/7; Historic Preservation Commission of 2/17; Library Board of Trustees Update of 2/24; Parks and Recreation of 2/22; Resiliency Community Advisory Commission of 3/3; Zoning Advisory Commission of 3/2; Proof of publication for City Council Proceedings of 2/21; Proof of publication for List of Claims and Summary of Revenues for Month Ended January 31, 2022. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Carol Boge for property damage; Dylian Jackson for vehicle damage; Thomas and Kathy Noel 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: Carol Boge for property damage; Dylian Jackson for vehicle damage; Thomas and Kathy Noel 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. 81-22 Authorizing the Director of Finance and Budget/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Final Plat of Country View Estates Plat 2: Upon motion the documents were received and filed, and Resolution No. 82-22 Approving the Final Plat of Survey of Country View Estates Plat 2, Dubuque County, Iowa was adopted.

6. Request to Distribute RFP to hire Consultant for Parking Ramp Condition Assessment and Maintenance Plan: Upon motion the documents were received, filed, and approved.

7. First Amendment to Grant Agreement Between the City of Dubuque and Real Property Investments, LLC for the Rehabilitation of 1540 Central Avenue: Upon motion the documents were received and filed, and Resolution No. 83-22 Approving the First Amendment to Grant Agreement between the City of Dubuque, Iowa and Real Property Investments, LLC was adopted.

8. Stumps / Sidewalks Project Three: Upon motion the documents were received and filed, and Resolution No. 84-22 Awarding Public Improvement Contract for the Stumps / Sidewalks Project Three was adopted.

9. 2022 Asphalt Overlay Curb Ramp Project 1: Upon motion the documents were received, filed, and made a Matter of Record.

10. Iowa Department of Transportation Title VI Documents: Upon motion the documents were received, filed, and approved.

11. Southwest Arterial / US52 Project Corridor Right-of-Way Replat Survey: AECOM - Consultant Professional Services Agreement: Upon motion the documents were received, filed, and approved.

12. Central Avenue (9th - 21st) HMA Pavement Resurfacing Project: Acceptance of Public Improvement Project: Upon motion the documents were received and filed, and Resolution No. 85-22 Accepting the HMA Pavement Milling and Resurfacing Project on Central Avenue (Formerly US52) from 9th to 21st Street and authorizing final payment to the contractor was adopted.

13. Downtown City Facilities Capacity & Reorganization Study - Request to Distribute RFP and Create an RFQ Review Committee: Upon motion the documents were received, filed, and approved.

14. Community Development Block Grant Subrecipient Agreement – Lincoln Outdoor Wellness Project Environmental Survey: Upon motion the documents were received and filed, and Resolution No. 86-22 Authorizing the execution of the Lincoln Outdoor Wellness Project Environmental Survey CDBG Subrecipient Agreement was adopted.

15. Lease Agreement Between the City of Dubuque and Hodge Company: Assignment of
Lease Agreement and Amendment: Upon motion the documents were received and filed, and Resolution No. 87-22 Approving the Assignment of a Lease Agreement between the City of Dubuque, Iowa and Hodge Company to MacHom Windows LLC and an Amendment to the Lease Agreement Substituting MacHom Windows LLC as Lessee in the Lease Agreement was adopted.

16. National League of Cities Census and Democracy Grant Report: Upon motion the documents were received and filed.

17. Resilient Community Advisory Commission Letters on Fiscal Year 2023 Budget Recommendations: Mr. Schultz stated that the city should establish a plan for expanding it’s tipper cart program and expressed concern about a potential increase in recyclables placed in tipper carts.

Motion by Jones to receive and file the documents. Seconded by Resnick. Motion carried 6-0.

18. Historic Bluffs Neighborhood Petition for No Parking Signs: Upon motion the documents were received, filed, and referred to the City Manager.

19. Office of Shared Prosperity & Neighborhood Support featured in Route Fifty article: Upon motion the documents were received and filed.

20. Signed Contract(s): City of Asbury for an extension of the 2021 Memorandum of Understanding for summer programming; Harris Golf Carts for a lease extension for golf carts for the Bunker Hill Golf Course. Upon motion the documents were received and filed.

21. Mediacom Communications Corporation Letter on Programming Changes and Rate Adjustments: Upon motion the documents were received and filed.

22. Abstract of Votes for the 2022 Special Ward 4 Primary Election: City Clerk transmitted the Abstract of Votes for the March 1, 2022, Special Ward 4 Primary Election as certified by the Dubuque County Board of Supervisors. Upon motion the documents were received and filed.

23. Adoption of Code of Ordinances Supplement No. 2022 S-6: Upon motion the documents were received and filed, and Resolution No 88-22 Adopting Supplement No. 2022 S-6 to the Code of Ordinances of the City of Dubuque, Iowa was adopted.

24. Liquor License Renewals: Upon motion the documents were received and filed, and Resolution No. 89-22 Approving applications for beer, liquor, and/or wine permits, 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 Farber. Motion carried 6-0.

1. 2022 Asphalt Overlay Ramp Project 2: Upon motion the documents were received and
filed and Resolution No. 90-22 2022 Asphalt Overlay Ramp Project 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 April 4, 2022 in the Historic Federal Building.

2. Wilbright Lane Detention Basin Project: Upon motion the documents were received and filed and Resolution No. 91-22 Wilbright Lane Detention Basin Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting date of public hearing on plans, specifications, form of contract, and estimated cost; and ordering the advertisement for bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 4, 2022 in the Historic Federal Building.

3. Stoneman Road Reconstruction Project: Upon motion the documents were received and filed and Resolution No. 92-22 Stoneman Road 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; Resolution No. 93-22 Approving the preliminary plats, schedule of assessments and estimate of total cost for the Stoneman Road Reconstruction Project; Resolution No. 94-22 Resolution of necessity for the Stoneman Road Reconstruction Project; and Resolution No. 95-22 Fixing date of public hearing on Resolution of Necessity were adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 18, 2022 in the Historic Federal Building.

4. Set Public Hearing Date for Fiscal Year 2023 City Budget and Operating and Capital Improvement Program: Upon motion the documents were received and filed and Resolution No. 96-22 Setting the date for the public hearing on the Fiscal Year 2023 Budget for the City of Dubuque; and Resolution No. 97-22 Setting the date for the public hearing on the Five-Year Capital Improvement Program for Fiscal Years 2023 Through 2027 for the City of Dubuque were adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 29, 2022 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.

a. Civil Service Commission (Mayor Appointment): One, 4-Year term through April 6, 2026 (Expiring term of Baskerville). Applicant: Phil Baskerville, 2945 Van Buren St. This commission is subject to the State of Iowa Gender Balance Law. 3 Commissioners total; currently 1 male/1 female/1 opening

Appointments were made to the following boards/commissions.

a. Community Development Advisory Commission: One, 3-Year term through February 15, 2024 (Vacant At-Large term of Grant) and one, 3-Year term through February 15, 2025 (Vacant Low to Moderate Income term of Craddieth). Applicants: Dominique Jeter, 2613 Jackson St.
(Additional Applicant) (Qualifies for At-Large and for Low to Moderate Income); and Sasha Williams, 2980 WildWood Dr. (Qualifies for At-Large).

Motion by Roussell to appoint Ms. Williams to the three-year at-large term through February 15, 2024. Seconded by Sprank. Motion carried 6-0.

Motion by Jones to appoint Ms. Jeter to the three-year low to moderate income term through February 15, 2025. Seconded by Sprank. Motion carried 6-0.

b. Zoning Board of Adjustment: One 5-Year term of through March 25, 2027 (Expiring term of Golombeski). Applicant: Bethany Golombeski, 65 Cambridge Ct. This commission is subject to the State of Iowa Gender Balance Law. 5 Commissioners total; currently 3 males/1 female/1 opening.

Motion by Farber to appoint Ms. Golombeski to the five-year term through March 25, 2027. Seconded by Roussell. Motion carried 6-0.

PUBLIC HEARINGS

1. Sale of City-owned Property at 2247 Central Avenue: Motion by Sprank to receive and file the documents and adopt Resolution No. 98-22 Disposing of City interest in real property at 2247 Central Avenue, in the City of Dubuque, Iowa. Seconded by Resnick. Motion carried 6-0.

PUBLIC INPUT

Matt Nasuti, 2410 Broadway St., requested a city ordinance update to coincide local laws with the Iowa Code provision that permits city police departments to tow unlicensed and unregistered vehicles.

ACTION ITEMS

1. Greater Dubuque Development Corporation - Quarterly Update: Motion by Farber to receive and file the documents and listen to the presentation. Seconded by Roussell. President and CEO Rick Dickinson presented the quarterly update on the activities of the Greater Dubuque Development Corporation. Motion carried 6-0.

2. Executed Scope of Services for Update Report for Five Flags Civic Center Scenario 4 Hybrid: Motion by Roussell to receive and file the documents. Seconded by Jones. The update report will be presented to City Council at the April 18, 2022, City Council meeting. Motion carried 6-0.

3. HACAP Work Session Request: Motion by Jones to receive and file the documents and schedule the work session for Monday, May 2, 2022, at 5:30 pm. Seconded by Resnick. No schedule conflicts were expressed. Motion carried 6-0.

4. Four Mounds Foundation Work Session Request: Motion by Jones to receive and file the documents and schedule the work session for Monday, July 18, 2022, at 6:00 p.m. Seconded by Sprank. No schedule conflicts were expressed. Motion carried 6-0.

5. City Life Promotional Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Farber. Media Services showed a video promoting the City Life
program. City Council Members commended the community for offering many great programs in Dubuque, including City Life. Motion carried 6-0.

COUNCIL MEMBER REPORTS

Council Member Resnick thanked the Dubuque Area Chamber of Commerce for recently hosting their Dubuque Night in Des Moines event.

Council Member Farber reported on serving as a guest lecturer at the University of Dubuque as part of International Women's Day on March 10th.

Mayor Cavanagh reported on attending the National League of Cities Conference in Washington D.C., and having the opportunity to speak with Iowa's Senators and Congresswoman while in Washington D.C.

Council Member Jones stated that the Ward 4 Special Election is taking place on March 29th.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:25 p.m.

/s/Adrienne N. Breitfelder
City Clerk

1t 3/30