

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

The Dubuque City Council met in regular session at 6:30 p.m. on March 15, 2021.

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually and aired live on CityChannel Dubuque (Mediacom cable channels 8 and 117.2), streamed live on the City's website at [www.cityofdubuque.org/media](http://www.cityofdubuque.org/media), and streamed live on the City's Facebook page at [www.facebook.com/cityofdubuque](http://www.facebook.com/cityofdubuque).

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

Mayor Buol 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. Red Cross Everyday Heroes Award Recognition for Bill Gansen and Daniel "Joe" Mayne: Stephen Geisz, Incoming Chair of the Red Cross Eastern Iowa Board of Directors, made a presentation recognizing Bill Gansen and Daniel "Joe" Mayne, of the Public Works Department, as American Red Cross Everyday Heroes Award recipients. City Staff presented a video from the American Red Cross.

2. Iowa Conservation Education Coalition Award Recognition for Bev Wagner: Sarah Subbert, Chair of the Iowa Association of Naturalist's Awards Committee, made a presentation recognizing Environmental Educator Bev Wagner for receiving the Bohumil Shimek Environmental Educator Award: For Outstanding Efforts by an Environmental Educator.

3. COVID-19 Update: Mary Rose Corrigan, Public Health Specialist for the City of Dubuque, provided an update on the COVID-19 pandemic and response activities.

**CONSENT ITEMS**

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

1. Minutes and Reports Submitted: City Council Proceedings of 3/1; Arts and Cultural Affairs Commission of 11/24, 1/5 and 1/26; Cable TV Commission of 1/8; Community Development Advisory Commission of 2/22; Housing Commission of 2/23; Human Rights Commission of 2/8; Library Board of Trustees of 1/28; Library Board of Trustees Council

Update #207 of 2/25; Zoning Advisory Commission of 3/3; Proof of Publication for City Council Proceedings of 2/1 and 2/15; Proof of Publication for List of Claims and Summary of Revenues for Month Ending 1/31. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: John Peiffer 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 Peiffer for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: City Manager recommended City Council approval for payment of City expenditures. Upon motion the documents were received and filed, and Resolution No. 66-21 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. Pre-Annexation Agreement - Royal Oaks Development Corporation: City Manager recommended approval of a Pre-Annexation Agreement with Royal Oaks Development Corporation for the subject property. Upon motion the documents were received and filed, and Resolution No. 67-21 Approving a Pre-Annexation Agreement between the City of Dubuque, Iowa and Royal Oaks Development Corporation was adopted.

6. Final Plat of Table Mound Acres: Zoning Advisory Commission recommended that the City Council approve the Final Plat of Table Mound Acres subject to waiving the lot frontage requirement for Lot 1 and Lot 2. Upon motion the documents were received and filed, and Resolution No. 68-21 Approving the Final Plat of Table Mound Acres in Dubuque County, Iowa was adopted.

7. Proposed Downtown Rehabilitation Grant Award for 1043-1053 Main Street: City Manager recommended approval of a Downtown Rehabilitation Grant Award to JTM Properties, LLC in the maximum amount of \$40,000 for Façade and Planning & Design Grants to create two second floor apartment units and rehabilitate the first-floor commercial space at 1043-1053 Main Street. Upon motion the documents were received and filed, and Resolution No. 69-21 Approving a Grant Agreement between the City of Dubuque, Iowa and JTM Properties, L.L.C. for the Redevelopment of 1043-1053 Main Street was adopted.

8. U.S. DOT Infrastructure for Rebuilding America (INFRA) Grant: City Manager recommended approval of a resolution in support of the U.S. DOT Infrastructure for Rebuilding America (INFRA) Grant submission. Upon motion the documents were received and filed, and Resolution No. 70-21 Expressing the willingness of the City of Dubuque to apply for and participate in Infrastructure for Rebuilding America (INFRA)

Transportation Grant was adopted.

9. State of Iowa Volkswagen Clean Air Act Settlement Grant Application: City Manager recommended approval of a grant application and funding request to the State of Iowa Volkswagen Clean Air Act Settlement grant program. Upon motion the documents were received, filed and approved.

10. Dubuque County Mowing to Monarchs Grant Approved: City Manager transmitted information that the City of Dubuque was awarded a Mowing to Monarchs grant in the amount of \$2,500 from Dubuque County. Upon motion the documents were received and filed.

11. Letter of Support for Four Mounds for Grant from Johanna Favrot Fund for Historic Preservation: City Manager transmitted correspondence to the Johanna Favrot Fund for Historic Preservation Grant Review Committee in support of Four Mounds as a potential grant recipient. Upon motion the documents were received and filed.

12. Keeping National Service National: 2021 - A White Paper on How to Make National Service Accessible to Black, Indigenous, People of Color and Rural Populations (AmeriCorps): City Manager transmitted information on Keeping National Service National: 2021 - A White Paper on How to Make National Service Accessible to Black, Indigenous, People of Color and Rural Populations from Volunteer Iowa (Iowa Commission on Volunteer Service) to Corporation for National and Community Service. Upon motion the documents were received and filed.

13. Mathias Ham House Historic Structures Report: City Manager transmitted the Dubuque County Historical Society Mathias Ham House Historic Structures Report. Upon motion the documents were received and filed.

14. Millwork District Parking Lot 1 (12th Street and Elm Street) Acceptance of Public Improvement Construction Contract CIP 3602250: City Manager recommended acceptance of the construction contract for the Millwork District Parking Lot 1 Project, as completed by Eastern Iowa Excavating & Concrete, LLC, in the final contract amount of \$478,984.71 and authorize payment of the contract amount to Eastern Iowa Excavating & Concrete, LLC. Upon motion the documents were received and filed, and Resolution No. 71-21 Accepting the Millwork District Parking Lot #1 Project and authorizing the payment to the contractor was adopted.

15. Lower Bee Branch Security Network Project CIP #3401654, Project #4X0007: City Manager recommended acceptance of the construction contract for the Lower Bee Branch Security Network Project, as completed by Utility Service Contractors, in the final contract amount of \$255,915.25, which is 1.35% lower than the bid amount of \$259,414.00. Upon motion the documents were received and filed, and Resolution No. 72-21 Accepting the Lower Bee Branch Security Network Project and authorizing the payment of the contract amount to the contractor was adopted.

16. 2021 Asphalt Overlay Curb Ramp Project 2: City Manager recommended that the award for the 2021 Asphalt Overlay Curb Ramp Project 2 be officially recorded in the minutes of the City Council. Upon motion the documents were received, filed and made a Matter of Record.

17. Asbury Road Fiber Optic Collaboration - Phase 3 Project: City Manager recommended that the award for the Asbury Road Fiber Optic Collaboration – Phase 3 Project be officially recorded in the minutes of the City Council. Upon motion the documents were received, filed and made a Matter of Record.

18. Abstract of Votes: City Clerk transmitted the Abstract of Votes for the March 2, 2021 Ward 1 Special Election as certified by the Dubuque County Auditor. Upon motion the documents were received and filed.

19. Five Flags Pyrotechnics Permit: City Manager recommended approval of a Pyrotechnics Permit submitted by the Five Flags Center for March 26 and 27, 2021. Upon motion the documents were received, filed and approved.

20. Dubuque Police Department Crime Statistics 2020: City Manager transmitted the Dubuque Police Department Crime Statistics 2020 report. Upon motion the documents were received and filed.

21. Alcohol License Applications: City Manager recommended approval of annual liquor, beer, and wine license applications as submitted. Upon motion the documents were received and filed, and Resolution No. 73-21 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 Resnick to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Cavanagh. Motion carried 7-0.

1. Grant of Easement to T.S.D. Building Partnership, L.L.P.: City Manager recommended the City Council set a public hearing for April 5, 2021 for the granting of a private embankment easement across City-owned property along the Northwest Arterial as part of the Grand River Medical Group site development project on Westmark Drive. Upon motion the documents were received and filed, and Resolution No. 74-21 Intent to dispose of City interest by Grant of Embankment Easement to T.S.D. Building Partnership, L.L.P. across Part of Lot 1 of Westmark, City of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 5, 2021.

2. 2021 Asphalt Overlay Ramp Project 3: City Manager recommended initiation of the public bidding procedure for the 2021 Asphalt Overlay Ramp Project 3, and further

recommended that a public hearing be set for April 5, 2021. Upon motion the documents were received and filed, and Resolution No. 75-21 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 5, 2021.

3. Proceedings to Set Public Hearing on the Issuance of Not to Exceed \$49,200,000 General Obligation Bonds, Series 2021AB: City Manager recommended that a public hearing be set for April 5, 2021, on the proposition of selling not to exceed \$49,200,000 in General Obligation Bonds. \$40,535,000 of the proceeds is intended to provide funds to refund nine previously issued bond series that are now callable to realize estimated interest savings of \$3,098,099. Upon motion the documents were received and filed, and Resolution No. 76-21 Fixing date for a meeting on the proposition of the issuance of not to exceed \$46,250,000 General Obligation Bonds of the City of Dubuque, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof; Resolution No. 77-21 Fixing date for a meeting on the proposition of the issuance of not to exceed \$950,000 General Obligation Urban Renewal Bonds of the City of Dubuque, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof; Resolution No. 78-21 Fixing date for a meeting on the proposition of the issuance of not to exceed \$700,000 General Obligation Bonds of the City of Dubuque, State of Iowa (for general corporate purposes), and providing for publication of notice thereof (GCP-2); Resolution No. 79-21 Fixing date for a meeting on the proposition of the issuance of not to exceed \$700,000 General Obligation Bonds of the City of Dubuque, State of Iowa (for general corporate purposes), and providing for publication of notice thereof (GCP-3); and Resolution No. 80-21 Fixing date for a meeting on the proposition of the issuance of not to exceed \$600,000 General Obligation Bonds of the City of Dubuque, State of Iowa (for general corporate purposes), and providing for publication of notice thereof were adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 5, 2021.

4. Resolution for the Proposed North Grandview Estates Housing Urban Renewal Area: City Manager recommended City Council approval of a Resolution of Necessity that finds that an Amended and Restated Urban Renewal Plan for the North Grandview Estates Housing Urban Renewal Area is both necessary and appropriate and sets a public hearing on the proposed plan for April 19, 2021. Upon motion the documents were received and filed, and Resolution No. 81-21 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan for the North Grandview Estates Housing Urban Renewal Area and setting the date for a public hearing and consultation on the proposed Amended and Restated Urban Renewal Plan for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 19, 2021.

5. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2021.1: City Manager recommended City Council approval of a Resolution of Necessity that finds that an

Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District is both necessary and appropriate and sets a public hearing on the proposed amendment for April 19, 2021. Upon motion the documents were received and filed, and Resolution No. 82-21 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District and setting dates for the public hearing and consultation process on the proposed Amended and Restated Urban Renewal Plan for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 19, 2021.

6. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2021.2: City Manager recommended City Council approval of a Resolution of Necessity that finds that an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District is both necessary and appropriate and sets a public hearing on the proposed amendment for April 19, 2021. Upon motion the documents were received and filed, and Resolution No. 83-21 Authorizing and directing the City Manager to prepare an Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District and setting dates for the public hearing and consultation process on the proposed Amended and Restated Urban Renewal Plan for said district was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 19, 2021.

[Due to the ongoing COVID-19 pandemic, the City Council will meet virtually through GoToMeeting. The official agenda will be posted on Friday prior to the meeting 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](mailto:ctyclerk@cityofdubuque.org).]

## **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. Cable Television Commission: One, 3-Year term through July 1, 2024 (Expiring term of Tigges). Applicant: Jennifer Tigges, 4927 Wild Flower Dr.

2. Housing Commission: One 3-Year term through August 17, 2022 (Vacant term of Wall). Applicant: Jeff Lenhart, 670 Harvard St.

3. Human Rights Commission: One, 3-Year term through January 1, 2024 (Vacant term of Allen) and One, 3-Year term through January 1, 2022 (Vacant term of Regan). Applicants: Carla Anderson, 1131 Main St.; Taylor Merfeld, 1016 Rhomberg Ave.; Nichole Weber, 535 South Grandview Ave. *This commission is subject to the State of Iowa Gender Balance Law. 9 Commissioners total; currently 3 males/4 females/2*

*openings*. Ms. Anderson spoke in support of her appointment and provided a brief biography.

Appointments were made to the following boards/commissions.

1. Community Development Advisory Commission: One, 3-Year term through February 15, 2024 (Expiring term of Woodyard). Applicant: Julie Woodyard, 2015 Washington Street. Motion by Rousell to appoint Ms. Woodyard to the 3-Year term through February 15, 2024. Seconded by Jones. Motion carried 7-0.

2. Housing Appeals and Mediation Board – Newly Amended Board: One, 3-Year term through January 1, 2024. Applicant: Luke Hoffmann, 991 June Dr. (Qualifies as a Landlord). Motion by Rousell to appoint Mr. Hoffmann to the 3-Year term through January 1, 2024. Seconded by Sprank. Motion carried 7-0.

3. Zoning Board of Adjustment: One, 5-Year term through March 25, 2026 (Expiring term of McCoy). Applicant: Jonathan McCoy, 263 Main St. *This commission is subject to the State of Iowa Gender Balance Law. 5 Commissioners total; currently 2 males/2 females/1 opening.* Motion by Resnick to appoint Mr. McCoy to the 5-Year term through March 25, 2026. Seconded by Cavanagh. Motion carried 7-0.

## **PUBLIC HEARINGS**

1. Sale of City-Owned Property at 305-307 East 22nd Street: Proof of publication on notice of public hearing to request City Council approval of the disposal of City-owned real property located at 305-307 East 22nd Street to Affordable Housing Network, Inc. for the purchase price of \$4,171, and City Manager recommended approval. Motion by Cavanagh to receive and file the documents and adopt Resolution No. 84-21 Disposing of City interest in real property located at 305-307 East 22nd Street, in the City of Dubuque, Iowa. Seconded by Sprank. Staff stated that no online public input had been received for this item. Motion carried 7-0.

2. Sale of City-Owned Property at 2243 Central Avenue: Proof of publication on notice of public hearing to consider City Council approval of a Purchase Agreement and Special Warranty Deed for the sale of City-owned real property located at 2243 Central Avenue to Tyler and Michelle Ede for \$160,000, and City Manager recommending approval. Motion by Sprank to receive and file the documents and adopt Resolution No. 85-21 Disposing of City interest in real property located at 2243 Central Avenue, in the City of Dubuque, Iowa. Seconded by Farber. Staff stated that no online public input had been received for this item. Motion carried 7-0.

3. Proceedings to Hold the Public Hearing on the Issuance of Not to Exceed \$24,000,000 General Obligation Annual Appropriation Refunding Capital Loan Notes: Proof of publication on notice of public hearing to consider City Council approval of the suggested proceedings for a public hearing on the issuance of a not to exceed \$24,000,000 in General Obligation Annual Appropriation Refunding Bonds, the

proceeds of which will be used to refund the Stormwater Revenue Capital Loan Notes, Series 2015B, dated June 19, 2015 and amended September 8, 2017. Motion by Jones to receive and file the documents and adopt Resolution No. 86-21 Instituting proceedings to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$24,000,000 General Obligation Annual Appropriation Refunding Capital Loan Notes. Seconded by Roussell. Responding to a question from the City Council, Director of Finance and Budget Jennifer Larson stated that the interest rate from the Iowa Finance Authority will remain at 1.43%. Motion carried 7-0.

## **PUBLIC INPUT**

Due to the COVID-19 pandemic and mandates for social distancing, public input was made available through GoToMeeting chat function, City Council and City Clerk email accounts, and the City of Dubuque's Facebook Live page. Staff stated that no online public input was received.

## **ACTION ITEMS**

1. Four Mounds Foundation Request for Work Session: City Manager requested the City Council schedule a work session for Monday, April 19, 2021, at 5:00 p.m. on Four Mounds Foundation and their work. Motion by Cavanagh to receive and file the documents and set the work session as recommended. Seconded by Roussell. No schedule conflicts were expressed. Motion carried 7-0.

## **COUNCIL MEMBER REPORTS**

Council Member Resnick reported on witnessing community compliance with public health mitigation efforts in response to the COVID-19 pandemic and suggested that City Council and City staff may want to have future discussions on setting goals to achieve on mitigation efforts.

Council Member Roussell reported on attending the National League of Cities Congressional City Congress virtually. Ms. Roussell reported that the conference provided an opportunity to learn from city and federal leaders across the country.

Council Member Sprank reported on volunteering for the Dubuque Area Labor Harvest's food giveaway this past Saturday, where the organization gave away 275 boxes of food. Mr. Sprank thanked City staff for their assistance with traffic flow during the event and expressed interest in learning more about food scarcity in the community as part of the City Council's goals and priorities.

Mayor Buol stated that City staff is beginning to explore the possibilities for in-person City Council meetings. Mayor Buol stated that this will be an ongoing process and will consider multiple factors, including any community impacts from travel over spring break.

There being no further business, Mayor Buol declared the meeting adjourned at 7:28 p.m.



/s/Adrienne N. Breitfelder  
City Clerk

1t 3/24