

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

The Dubuque City Council met in regular session at 6:30 p.m. on January 6, 2025 in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6<sup>th</sup> 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. Wahlert Catholic High School 2024 Iowa Class 3A Football Champions was accepted by Assistant Principal and Football Coach Jamie Marshall and members of the football team on behalf of Wahlert Catholic High School.

2. Human Trafficking and Modern-Day Slavery Prevention Month (January 2025) was accepted by Mary Lechtenberg on behalf of the Tri-State Coalition Against Human Trafficking and Modern-Day Slavery.

**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 16, 2024; Civil Service Commission of October 18, November 8, and November 13, 2024; Equity and Human Rights Commission of November 12, 2024; Zoning Board of Adjustment of November 21, 2024; Proof of Publication for City Council Proceedings of November 18 and December 2, 2024. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Elijah Callahan for vehicle damage; Daniel Dunne for vehicle damage; Elizabeth Gonner for vehicle damage; Amy Smith 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: Lois Kamp for vehicle damage; Amy Smith 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. 1-25 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. 2025 Federal Legislative Priorities: Upon motion the documents were received, filed, and approved.

6. Request to Change the Scope of Homeowner Assistance Programs Funded by Water Operating Budget: City Manager recommended City Council approval to combine and revise the scope of the homeowner assistance programs offered by the Water Department, and to proceed with the implementation of the Leaking Lead Service Line Replacement Program, as outlined in the attached document. Upon motion the documents were received, filed, and approved.

7. Finance Department Request for Full-Time Budget/Financial Accounting Analyst Position: Upon motion the documents were received, filed, and approved.

8. Signed Contract(s): CDB Utility Contractors for the Park Hill Fiber Optic Path; CDB Utility Contractors for the Shallow Well Field Fiber Optic Path; Conlon Construction Co. for the Iowa Amphitheater at Schmitt Island Bid Package 2; Racom for the SCADA Security Camera System Upgrade Project 2024. Upon motion the documents were received and filed.

9. Improvement Contracts / Performance, Payment, and Maintenance Bonds MDE, LLC for the 2024 SRF Green Alley Project; Portzen Construction Inc. for the Ruby Sutton Building Second Floor Remodel Project; Tschiggfrie Excavating Co. for the Kerper Boulevard Lift Station Replacement. Upon motion the documents were received, filed, and approved.

10. Acceptance of Dedication of Property for Future Right of Way Purposes from Switch Homes of Dubuque, LLC – The Farm Subdivision: Upon motion the documents were received and filed, and Resolution No. 2-25 Accepting The Dedication Of Property, Being Outlot E Of The Farm In The City Of Dubuque, Iowa, From Switch Homes Of Dubuque, LLC, For Future Road Right Of Way Purposes was adopted.

11. Keymont Drive Pavement Rehabilitation Project - Acceptance of Public Improvement: PROJECT 5521000018: Upon motion the documents were received and filed, and Resolution No. 3-25 Accepting The Keymont Drive Pavement Rehabilitation Project And Authorizing Final Payment To The Contractor was adopted.

### **ITEMS SET FOR PUBLIC HEARING**

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

1. Setting a Public Hearing for the Central Avenue and White Street Traffic Study Recommendation: Upon motion the documents were received and filed and Resolution No. 4-25 Setting Date Of Public Hearing On The Central Avenue And White Street Corridor Traffic Study Summary Report 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.

### **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: One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Rep. term of Schoenhard). Applicant: Michael Shimkus, 4917 Twilight Dr. (Qualifies for Multidisciplinary Rep.). Shimkus spoke in support of their application.

2. Community Development Advisory Commission: One, 3-Year term through February 15, 2027 (Vacant Low/Moderate Income Rep. term of Hammel Jr.); One, 3-Year term through February 15, 2028 (Expiring At-Large term of Boles). Applicants: Dean Boles, 1715 Geraldine Dr. (Qualifies for At-Large); Dale L. Campbell Jr., 210 Jones St. (Qualifies for At-Large and Low/Moderate Income Rep.)

3. Equity and Human Rights Commission: Two, 3-Year terms through January 1, 2028 (Expiring terms of Baumhover and Freiburger). Applicants: Rick Baumhover, 601 Garfield Ave.; Michaela Freiburger, 1718 Diane Ct.; Traci Phillipson, 2120 Rhomberg Ave. Baumhover spoke in support of their application.

## **PUBLIC HEARINGS**

1. Resolution Approving a Proposed Development Agreement with Dubuque and Jackson County Habitat for Humanity: Motion by Roussell to receive and file the documents and adopt Resolution No. 5-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque And Jackson County Habitat For Humanity, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Grant. Seconded by Wethal. In response to a question, Van Milligen cited Greater Dubuque Development Corporation's (GDDC) housing study, which identified a shortage of 1,100 units in Dubuque. Following the study, the City Council implemented various incentives to promote housing development, which many recent developers have utilized. The City Council expressed enthusiasm for the progress of this project. Motion carried 7-0.

2. Approving a Purchase Agreement by and between the City of Dubuque and Theisen's Warehouse, LLC providing for the Sale of City-owned Real Estate: Motion by Jones to receive and file the documents and adopt Resolution No. 6-25 Approving The Disposal 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. Seconded by Farber. Motion carried 7-0.

3. Proceedings for the Public Hearing on the Issuance of Not to Exceed \$24,250,000 General Obligation Bonds, Series 2025ABC: Motion by Farber to receive and file the documents and adopt Resolution No. 7-25 Taking additional action on proposals to enter into Loan Agreements and combining Loan Agreements. Seconded by Sprank. In response to a question, Chief Financial Officer Jennifer Larson outlined the next steps, noting that the bond sale is scheduled for March 3, with the results to be presented at the City Council meeting that evening. Larson stated that the bond sale is not anticipated to impact the city's bond rating. Larson also stated that, although the city typically issues debt annually, no debt was issued in 2024, with the issuance deferred to 2025. The City Council recommended including the city's debt reduction policy in future memorandums on bond sales. Van Milligen confirmed that this information will be incorporated when this bond sale is next presented to the City Council. Motion carried 7-0.

## **PUBLIC INPUT**

Rick Dickinson, President and CEO of Greater Dubuque Development Corporation, thanked the City Council for supporting Public Hearings No. 2 and 3 and thanked Dubuque Bank and Trust (DB&T) for their cooperation with the City regarding Action Item No. 1.

## **ACTION ITEMS**

1. DB&T Interest Earnings Press Release: Motion by Jones to receive and file the documents. Seconded by Resnick. City Council Members expressed gratitude to city staff and DB&T for collaborating to resolve the interest earnings discrepancy. This effort led to DB&T recently paying the City over \$2 million in interest earnings following a review of the banking services agreement between the City and DB&T from 2007 to the present. The City Council confirmed that the amount paid by DB&T is accurate and clarified that earlier figures cited by others were incorrect due to unknown variables at the time. The City Council also highlighted steps to prevent a recurrence, including assigning a city staff member to monitor accounts and modifying the scope of the Investment Oversight Advisory Commission through Action Item No. 2. Motion carried 7-0.

2. Code of Ordinances Amendment – Title 2 Chapter 3 Investment Oversight Advisory Commission: 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. City Council members commended the change, emphasizing its importance in enhancing oversight of the city's cash management practices. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 1-25 Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 3 Investment Oversight Advisory Commission. Seconded by Resnick. Motion carried 7-0.

3. Mayor and City Council Appointments to Boards and Committees: Motion by Roussell to receive and file the documents and refer to the City Council for discussion. Seconded by Sprank. No changes were made to any board or committee appointments. Motion carried 7-0.

4. HEART Partnership Video: Motion by Sprank to receive and file the documents and view the video. Seconded by Wethal. A video on the HEART Partnership was shown. It can also be viewed on the City of Dubuque YouTube channel at [https://www.youtube.com/watch?v=h\\_HNnBKFdyY](https://www.youtube.com/watch?v=h_HNnBKFdyY). Motion carried 7-0.

5. Lincoln Playground CDBG Project Ribbon-Cutting Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Jones. A video summary of the grand opening of Lincoln Elementary School's new playground, a project which received nearly \$630,000 in Community Development Block Grant funds, was shown. The video can also be viewed on the City of Dubuque YouTube channel at <https://youtu.be/-t43rJIZlhc>. Motion carried 7-0.

## **COUNCIL MEMBER REPORTS**

Council Member Jones reflected on the recent passing of Former President Jimmy Carter, Loras alum Greg Gumbel, Former Heritage Works President and CEO Duane Hagerty, Cynthia Louise Nelms Byrne, Morgan Frazer, George Holland, and Lloyd Gudenkauf. Jones reported on a recent Dubuque Main Street event, William Intrilligator being awarded the Telegraph Herald's 2024 First Citizen Award, and a recent Dubuque 365ink article about upcoming initiatives in Dubuque. Jones also mentioned the upcoming Special Olympics Iowa Winter Games and the posthumous induction of Paul Gorrell and John Powers to their hall of fame.

Council Member Sprank reported on upcoming neighborhood association meetings.

Council Member Wethal reported on visiting Island Social and the New Year's Day hike at Mines of Spain.

Mayor Cavanagh reported on the Special Olympics Iowa Winter Games, the Dubuque Racing Association's (DRA) upcoming celebration of their 40th anniversary, and the upcoming state legislative session.

### **CLOSED SESSION**

Motion by Jones to convene in closed session at 7:51 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 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 8:09 p.m. stating that staff had been given proper direction.

### **ADJOURNMENT**

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:09 p.m.

/s/Adrienne N. Breitfelder, CMC  
City Clerk