

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

The Dubuque City Council met in special session at 6:00 p.m. on February 3, 2025, 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. In response to City Council's questions, Rahe emphasized the importance of hotels in supporting conferences and noted that creating an indoor sports facility would likely result in high demand.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:26 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 February 3, 2025, 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 January 21, 2025; Airport Commission of October 22, 2024; Arts and Cultural Affairs Advisory Commission of October 22, 2024; Civil Service Commission of January 17, 2024; Historic Preservation Commission of November 21, 2024; Park and Recreation Commission of December 10, 2024; Zoning Board of Adjustment of December 19, 2024; Proof of Publication for City Council Proceedings of January 6, 2025. Upon motion the documents were received and filed.

2. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 29-25 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.

3. Letter of Interest: Community Foundation of Greater Dubuque Press Forward Infrastructure Grant: Upon motion the documents were received, filed, and approved.

4. Notification of Arts & Cultural Affairs Advisory Commission Grants Application Modification: Upon motion the documents were received, filed, and approved.

5. March/April 2025 City News Newsletter: Upon motion the documents were received and filed.

6. Updated Handout - New Housing Creation: Upon motion the documents were received and filed.

7. First Amendment to Development Agreement by and among the City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank Fabrication, Inc.: Upon motion the documents were received and filed, and Resolution No. 30-25 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And SJR Properties, L.L.C., And Universal Tank & Fabrication, Inc. was adopted.

8. Novelty Iron Landlord, LLC Assignment of Development Agreement to GT Novelty, LLC and GT Novelty Condo, LLC: Upon motion the documents were received and filed, and Resolution No. 31-25

Approving An Assignment Of Development Agreement By Novelty Iron Landlord, LLC To GT Novelty, LLC And GT Novelty Condo, LLC was adopted.

9. Acceptance of Public Off-site Roadway and Utility Improvements at the Intersection of Seippel Road and Airborne Road Adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa: Upon motion the documents were received and filed, and Resolution No. 32-25 Accepting Public Off-Site Roadway And Utility Improvements At The Intersection Of Seippel Road And Airborne Road Adjacent To Lot 1 Of Airborne Place, In The City Of Dubuque, Iowa was adopted.

10. Acceptance of Certain Subdivision Improvements in North Grandview Estates No. 2, in the City of Dubuque, Iowa: Upon motion the documents were received and filed, and Resolution No. 33-25 Accepting Public Improvements In North Grandview Estates No. 2, In The City Of Dubuque, Iowa was adopted.

11. Bunker Hill Irrigation Replacement Phase 3 Project-Reject Bid: Upon motion the documents were received and filed, and Resolution No. 34-25 Rejection Of Competitive Bid Proposal For The Bunker Hill Irrigation Replacement Project Phase 3 was adopted.

12. Analysis of Impediments to Fair Housing: Upon motion the documents were received and filed, and Resolution No. 35-25 Adopting The FY2025 Analysis Of Impediments To Fair Housing was adopted.

13. Signed Contract(s): Usage Agreement with Clarke University for Veterans Memorial Park Field 2; Peerless Well and Pump, Incl for the Well 2 Emergency Repairs. Upon motion the documents were received and filed.

14. Adoption of Supplement Number 2025 S-15 to the City of Dubuque Code of Ordinances: Upon motion the documents were received and filed, and Resolution No. 36-25 Adopting Supplement No. 2025 S-15 To The Code Of Ordinances Of The City Of Dubuque, Iowa was adopted.

15. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 37-25 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.

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. Southgate Drive Sanitary Sewer Improvements Project - Initiate Public Bidding Process and Setting Date for a Public Hearing - Project No. 5581500048: Upon motion the documents were received and filed and Resolution No. 38-25 Southgate Drive 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 February 17, 2025 in the Historic Federal Building.

2. Fuel Island Rehabilitation Project - Initiate Public Improvement Bidding Process - Project Number 5429900018: Upon motion the documents were received and filed and Resolution No. 39-25 Fuel Island

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 February 17, 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. Airport Commission: One, 4-Year term through September 14, 2028 (Vacant term of Clemenson). Applicant: Bob Woodward, 1048 Bonnie Ct. Woodward spoke in support of his application.

2. Cable Television Commission: One, 3-Year term through July 1, 2027 (Vacant term of Baumhover). Applicant: Tom Eckermann, 642 N Burden Ave. Mr. Eckermann spoke in support of his application.

3. Community Development Advisory Commission: One, 3-Year term through February 15, 2026 (Vacant Low/Moderate Income Rep. term of Fox); One, 3-Year term through February 15, 2028 (Expiring term of Hinke). Applicants: Talma Brown, 2004 Windsor Ave. (Qualifies for At-Large and Low to Moderate Income Area Representative); Michelle Hinke, 973 Patricia Ann Dr. (Qualifies for At-Large). Breitfelder stated that both applicants submitted written input.

4. Equity and Human Rights Commission: One 3-Year term through January 1, 2028 (Expired term of Jolet). Applicants: Talma Brown, 2004 Windsor Ave.; Traci Phillipson, 2120 Rhomberg Ave. Breitfelder stated that Brown submitted written input.

5. Investment and Cash Management Oversight Advisory Commission: One, 3-Year term through July 1, 2027 (Vacant term of Heim). Applicant: Lucian Paucean, 3145 Arbor Oaks Dr.

6. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2025 (Vacant term of Gross). Applicant: Jason Davis, 3363 Kimberly Dr. Breitfelder stated that Davis submitted written input.

7. Transit Advisory Board: One, 3-Year term through July 30, 2026 (Vacant term of Heidenreich). Applicant: Talma Brown, 2004 Windsor Ave. Breitfelder stated that Brown submitted written input.

PUBLIC HEARINGS

1. ImOn Ice Arena Dehumidification System Upgrade Project- Public Hearing - Project No. 2849900004: Motion by Jones to receive and file the documents and adopt Resolution No. 40-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The ImOn Ice Arena Dehumidification System Upgrade Project. Seconded by Resnick. In response to City Council questions, Assistant City Engineer Bob Schisel explained that acquiring a separate sheet of ice for the arena would require a separate dehumidification system. He also stated that while the city explored adding air conditioning and an emergency generator, budget constraints prevented their inclusion. Motion carried 7-0.

ACTION ITEMS

1. Dubuque Police Department 2024 Awards and Recognition Program: Motion by Farber to receive and file the documents and hear the presentation. Seconded by Sprank. Captain Bruce Deutsch presented on the Police Department's 2024 awards and recognition program which occurred on January 16, 2025. City Council Members praised the department for highlighting its annual achievements and recognizing Veterinarian Dr. Robin Mundt for her support of area responders' K-9s. Motion carried 7-0.

2. Proceedings for Directing Sale of not to exceed \$6,500,000 Tax Exempt General Obligation Bonds, Series 2025A, \$8,500,000 Taxable General Obligation Bonds, Series 2025B, \$9,250,000 Taxable General Obligation Urban Renewal Bonds, Series 2025C, and Awarding Bonds to Best Bidder: Motion by Jones to receive and file the documents and adopt Resolution No. 41-25 Awarding General Obligation Corporate Purpose Bonds, Series 2025A; Resolution No. 42-25 Awarding Taxable General Obligation Corporate Purpose Bonds, Series 2025B; and Resolution No. 43-25 Awarding Taxable General Obligation Urban Renewal Bonds, Series 2025C. Seconded by Roussell. Tionna Pooler of Independent Public Advisors provided an overview of the bond sales. In response to questions, she explained the full value per capita measure, outlined strategies to improve the city's bond rating, and summarized the difference between federally tax-exempt and federally taxable bonds. City Council Members thanked Pooler for her clear explanations of the bond process. Motion carried 7-0.

3. Banking Services Agreement: Motion by Jones to receive and file the documents and approve the Banking Services Agreement with Dubuque Bank & Trust. Seconded by Farber. Van Milligen noted that since these materials were finalized, Dubuque Bank & Trust has become affiliated with UMB, and this change will be reflected in the final agreement. In response to a question, Brumwell clarified that the agreement's terms reference Exhibits A and B. City Council Members expressed appreciation for Dubuque Bank & Trust retroactively dating the agreement to September 1, 2024, which resulted in additional interest for the city. Motion carried 7-0.

4. City Focus Magazine - February 2025 Issue: Motion by Roussell to receive and file the documents. Seconded by Sprank. City Council Members praised the issue, describing it as a well-written summary of recent initiatives in Dubuque. Motion carried 7-0.

5. Work Session Requests: Greater Dubuque Development Corporation Updates: Motion by Roussell to receive and file the documents and schedule the work sessions for April 21, 2025; July 21, 2025; October 20, 2025; and January 20, 2026, all starting at 6:00 p.m. Seconded by Resnick. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on attending a local emergency planning committee meeting, the Dubuque Area Chamber of Commerce's business forecasting event. Jones and Resnick both acknowledged the recent passing of former Public Works Director Don Vogt.

Wethal reported on her involvement in a community initiative on school safety.

Cavanagh reported on the recent temporary freeze of federal funds, an upcoming Air Service Forum, the City receiving another round of Bloomberg Philanthropies Youth Climate Action funding, and his recent meeting with state legislators in Des Moines.

Farber reported on the League of Women Voters Cracker Barrel event.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:36 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 8:53 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:53 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk