

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

The Dubuque City Council met in special session at 6:00 p.m. on May 19, 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, Senior Counsel Lindahl.

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 Community Foundation of Greater Dubuque's Contracted Services Agreement Update.

WORK SESSION

Community Foundation of Greater Dubuque Contracted Services Agreement Update

Community Foundation of Greater Dubuque's Director of Advocacy, Data and Learning Alex Baum presented updates on its programs supported by Fiscal Year 2025 City Contracted Service Agreements. Baum responded to questions by confirming that housing data will be part of the Foundation's upcoming data walk and that a broad definition of 'immigrants' is used in the Foundation's work.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 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 May 19, 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, Senior Counsel Lindahl.

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

Breitfelder stated that the resolution for CCI5, LLC under Action Item No. 3 was removed from the agenda.

PROCLAMATIONS

1. Apples for Students (May - July, 2025) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

2. Women Veterans Recognition Day (June 12, 2025) was accepted by Dawn Fleming and Christina Schauer on behalf of the Tri-State Women Warriors.

Mayor Cavanagh welcomed Van Milligen to his first in-person meeting since his recovery from a car accident.

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 May 5, 2025; Arts and Cultural Affairs Commission of March 25, 2025; Library Board of Trustees Update of April 24, 2025; Resilient Community Advisory Commission of March 6, 2025; Zoning Advisory Commission of April 2, 2025; Proof of Publication for City Council Proceedings of April 8, 9, 10, 21, and 22, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Vicki Carnicle for personal injury; Dawn Hanson 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: Vicki Carnicle for personal injury; Dawn Hanson 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. 158-25 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. Final Plat of Cedar Ridge Farm Place No. 21: Upon motion the documents were received and filed, and Resolution No. 159-25 Approving The Final Plat Cedar Ridge Farm No. 21, In The City Of Dubuque, Iowa was adopted.
6. Final Plat of Southwest Arterial Plat 1: Upon motion the documents were received and filed, and Resolution No. 160-25 Approving the Final Plat of Southwest Arterial Plat 1, In the City of Dubuque, Iowa was adopted.
7. Final Plat of Southwest Arterial Plat 2: Upon motion the documents were received and filed, and Resolution No. 161-25 Approving the Final Plat of Southwest Arterial Plat 2, In the City of Dubuque, Iowa was adopted.
8. Corrected First Amendment Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street: Upon motion the documents were received and filed, and Resolution No. 131-25-A Nunc Pro Tunc Correcting And Amending A Scrivener's Error In First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Wilson House Apts, LLC was adopted.
9. FY26 Iowa Department of Transportation's Certificate of Cost Allocation Plan Review and Approval: Upon motion the documents were received, filed, and approved.
10. Award 2025 ADA Sidewalk Curb Ramp Project One: Upon motion the documents were received and filed, and Resolution No. 162-25 Awarding Public Improvement Contract for the 2025 ADA Sidewalk Curb Ramp Project One was adopted.
11. Award 2025 ADA Sidewalk Curb Ramp Project Two: Upon motion the documents were received and filed, and Resolution No. 163-25 Awarding Public Improvement Contract for the 2025 ADA Sidewalk Curb Ramp Project Two was adopted.
12. FY25 & FY26 Contracted Service Agreement: DuRide: Upon motion the documents were received, filed, and approved.
13. Signed Contract(s): Dixon Engineering, Inc. for the Demolition Technical Specifications, Contract Documents, and Demolition Observation on the 500,000 Gallon Double Ellipse (Eagle Point) Project; Origin Design Co. for professional services for the Lead Service Line Replacement project. Upon motion the documents were received and filed.
14. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Pirc-Tobin for the Heeb Street Reconstruction Project. Upon motion the documents were received, filed, and approved.
15. Hairball Pyrotechnics Permit: Upon motion the documents were received, filed, and approved.
16. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 164-25 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. Cedar Cross Road Urban Revitalization Plan: Upon motion the documents were received and filed and Resolution No. 165-25 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa, Finding An Area Referred To As The Cedar Cross Road Urban Revitalization Area Hereinafter Described, Appropriate For Public Improvements Related To Housing And Residential Development And Construction Of Residential Development, Including Single Or Multifamily Housing Necessary In The Interest Of Public Health, Safety, Or Welfare Of The Residents Of The City And Setting A Public Hearing On Creation Of The Cedar Cross Road Urban Revitalization Area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 2, 2025 in the Historic Federal Building.

2. Development Agreement with 1301 Central, LLC: Upon motion the documents were received and filed and Resolution No. 166-25 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 1301 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 June 2, 2025 in the Historic Federal Building.

3. 2025 Pavement Marking Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 167-25 2025 Pavement Marking 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 June 2, 2025 in the Historic Federal Building.

4. Fire Headquarters HVAC Project: Upon motion the documents were received and filed and Resolution No. 168-25 Fire Headquarters HVAC Replacement 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 June 2, 2025 in the Historic Federal Building.

5. Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$2,000,000 Water Revenue Capital Loan Notes (State Revolving Loan Fund Program) Private Lead Service Line Replacement Pilot Program – Phase I: Upon motion the documents were received and filed and Resolution No. 169-25 To fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$2,000,000 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 2, 2025 in the Historic Federal Building.

PUBLIC HEARINGS

1. Request to Rezone 101 Airborne Road: Jones stated that the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) Board met on Friday and recommended Ordinance Option No. 2, the reduced zoning area. Motion by Roussell 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 for Ordinance Option No. 2. Seconded by Farber. Steve Ingalsbe, 15680 Estate Ln., stated that he had spoken in opposition to the rezoning at the Zoning Advisory Commission (ZAC) meeting and expressed support for the reduced zoning option. Breitfelder stated that written input was received from Kari Voss, 11140 Cottingham Rd. In response to questions, DMASWA Administrator Ken Miller explained that the property must be rezoned prior to obtaining a state permit and emphasized the agency's intent to be transparent about its long-term expansion plans. Planning Services Director Wally Wernimont clarified that because Ordinance Option No. 2 reduced the proposed zoning area, the request did not need to return to the ZAC, as the City Council has the authority to modify recommendations provided the change results in a reduction rather than an expansion of the request. It was noted by City Council that neither Jones nor Resnick has a conflict of interest voting on this rezoning as DMASWA Board Members, as there is no personal financial benefit involved. City Council Members thanked those who provided input and commented that, while the rezoning request was complex, they were in support of the outcome. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 16-25 An Ordinance Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 101 Airborne Road From AG Agriculture District To HIC Heavy Industrial With Conditions District [Option 2 - Reduced Zoning Area]. Seconded by Farber. Motion carried 7-0.

2. Request to Rezone 405-575 Cedar Cross Road: Motion by Roussell 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 Sprank. Mike Reinert, 401 Cedar Cross Rd., spoke in opposition to the rezoning, stating that rezoning to R-2 would be more acceptable. Carol Maas, 3095 Nightengale, inquired about the access road serving the property. Applicant Julie Merfeld, 10713 Cottingham Rd., stated that there was no interest in the property when it was previously listed for sale under R-1 zoning, and noted that Cedar Cross Road is a commercial corridor with residential subdivisions located along it. Breitfelder stated that written input was received by Maas. In response to questions, Wernimont stated that access to the site is yet to be determined, as it will depend on the size and layout of the future development. He also noted that meeting setback requirements will enable the property to connect to water and sewer services. City Council Members expressed support for the rezoning, describing it as a reasonable compromise, and encouraged continued dialogue among neighboring residents. They also thanked Wernimont for recommending that the original R-4 rezoning request be remanded back to the ZAC for further review. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 17-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 405 Cedar Cross Road And 595 Cedar Cross Road From R-1 Single-Family Residential District To R-3 Moderate Density Multi-Family Residential District. Seconded by Sprank. Motion carried 7-0.

3. Request to Rezone Radford Road: 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 Farber. In response to a question, Wernimont clarified that there are currently no plans for an outdoor play area

and that the Unified Development Code (UDC) does not require one. He also confirmed that a sidewalk along Radford Road will be required as part of the development. Tony Nadermann, one of the project developers, noted that while an outdoor play area has not been discussed, it is something they are open to considering. Director of Transportation Services Ryan Knuckey stated that Radford Road is currently served by city buses, and the department will evaluate the development to determine whether an additional bus stop is warranted. City Council Members expressed support for the project, citing its proximity to childcare, employment opportunities, and housing. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 18-25 Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Reclassifying Hereinafter Described Property From PUD Planned Unit Development District With PI Planned Industrial Designation To PUD Planned Unit Development District With PR Planned Residential Designation And Adopting A Conceptual Development Plan. Seconded by Farber. Motion carried 7-0.

4. Conducting a Public Hearing for the Jule's-Iowa Department of Transportation Consolidated Funding Application: Motion by Sprank to receive and file the documents and adopt Resolution No. 170-25 Authorizing Resolution: Approval Of Consolidated Funding Application To Iowa DOT. Seconded by Wethal. Motion carried 7-0.

5. Fiscal Year 2025 First Budget Amendment: Motion by Roussell to receive and file the documents and adopt Resolution No. 171-25 Amending The Current Budget For Fiscal Year Ending June 2025. Seconded by Jones. Chief Financial Officer Jennifer Larson provided an overview of the fund transfers included in the amendment, noting that the amendment primarily supports capital projects. Motion carried 7-0.

PUBLIC INPUT

Regarding Action Item No. 1, Developer Joey Callahan, 7629 Commerce Park, expressed enthusiasm for the project and indicated his availability to answer any questions.

ACTION ITEMS

1. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and CCI5, LLC Providing for the Use of Urban Revitalization District Tax Abatement Pursuant to the Development Agreement: Motion by Jones to receive and file the documents and adopt Resolution No. 172-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And CCI5, LLC. Seconded by Sprank. In response to a question regarding sewer capacity, City Engineer Gus Psihoyos explained that two oversized manholes equipped with valves will be installed as a temporary sanitary sewer solution. This measure will remain in place until the Iowa Department of Natural Resources (IDNR) issues a permit for the permanent sewer design and construction. Psihoyos estimated the cost of the temporary solution at \$30,000. Van Milligen noted that the developer will be responsible for sewer-related charges, providing the City with a revenue source. City Council Members expressed appreciation to the developer for moving forward with the project, particularly with the current capacity challenges with the Catfish Creek sewer system. Motion carried 7-0.

2. Reject Bids 2025 Repair and Maintenance of the Iowa Street Parking Garage: Motion by Roussell to receive and file the documents and adopt Resolution No. 173-25 Rejecting Competitive Bid Proposal Received For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage. Seconded by Wethal. Project Manager Jim Bousley reported that current safety concerns have been addressed, with the affected area now closed and structural monitoring taking place on a monthly basis. Knuckey stated

that narrowing the project's scope is expected to encourage more competitive bidding. Motion carried 7-0.

3. Resolutions of Support for Workforce Housing Tax Credit Applications for Multiple Housing Developments: Motion by Jones to receive and file the documents and adopt Resolution No. 174-25 Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Millwork Flats, L.L.C; Resolution No. 175-25 Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Gronen Development, Inc.; Resolution No. 176-25 Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Wilson House Apts, LLC; and Resolution No. 177-25 Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By 1301 Central, LLC. Seconded by Wethal. Motion carried 7-0.

4. Amendment to City Code – Solicitor and Transient Merchant Licenses: 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 Farber. Breitfelder confirmed that a solicitor's license is required for business-related door-to-door sales and that solicitors are required to carry the license while conducting business. Residents have the right to request to see a solicitor's license. If concerns arise, they are encouraged to gather as much information as possible—such as the solicitor's name, company affiliation, and contact details—and report it to the City Clerk's Office. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 19-25 Repealing Title 4 Business And License Regulations, Chapter 5 Solicitor's License And Replacing It With New Chapter 5 Containing Articles A And B For Solicitors And Transient Merchants. Seconded by Farber. Motion carried 7-0.

5. Fiscal Year 2026 Dollars & Cents Brochure: Motion by Wethal to receive and file the documents. Seconded by Sprank. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Resnick reported on Bike Week.

Farber reported on Chris Kohlmann's recent retirement from the City in the role of Chief Information Officer, the recent press tour at the City's new Data Center, an Information Technology and Communications Committee (ITC) meeting for the National League of Cities (NLC), and her upcoming trip to Amazon's headquarters to discuss information technology topics.

Roussell reported on the Heart Program graduation at Four Mounds.

Jones reported on the City's employee recognition breakfast, a Dubuque Metropolitan Area Transportation Study (DMATS) Policy Committee Meeting, Kohlmann's retirement, the Dubuque Area Chamber of Commerce's Washington, D.C. Fly-In Event, and playing with the East Dubuque Drum Corp. to welcome back honor flight participants.

Wethal reported on the Heart Program graduation and attending an NAACP Housing Committee meeting.

Sprank reported on the Washington, D.C. Fly-In Event.

Cavanagh reported on Bike Week, Travel Dubuque's hospitality breakfast, the employee recognition breakfast, the state legislature's recent adjournment, and the Washington, D.C. Fly-In Event.

Van Milligen thanked Cavanagh for co-presenting the keynote at the employee recognition breakfast and expressed appreciation to all City Council Members for their participation in presenting awards at the breakfast.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:47 p.m. to discuss Pending Litigation and 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 Senior Counsel Lindahl. Motion carried 7-0.

The City Council reconvened in open session at 9:16 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:16 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk