

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

The Dubuque City Council met in special session at 5:00 p.m. on July 21, 2025, at the Old Mill Lift Station, 1580 Old Mill Rd.

Present: Mayor Cavanagh; Council Members Farber, Jones, Roussell (arrived at 5:01 p.m.), Sprank, Wethal; City Manager Van Milligen, Assistant City Attorney Lehman.

Absent: Council Member Resnick was absent from the first work session.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting work sessions on the Old Mill Lift Station Construction Project and Dubuque Nature Everywhere.

WORK SESSIONS

1. Old Mill Lift Station Construction Project Update: City Engineer Gus Psihoyos, Water Project Supervisor Todd Irwin, Civil Engineer Max O'Brien, and Water and Resource Recovery Center Director Deron Muehring provided a brief presentation and viewing of the Old Mill Lift Station Construction Project and responded to questions.

A recess occurred at 5:12 p.m. for the City Council to travel to the Historic Federal Building for the next work session. The City Council reconvened at 6:00 p.m. for the work session, with Resnick attending virtually.

2. Dubuque Nature Everywhere: Dubuque Nature Everywhere members Deanne Althoff and Danielle Willis provided an update on their progress in establishing a community-wide Nature Everywhere vision and developing an implementation plan that focuses on strategies for connecting young children (ages 0-6) with nature. In response to questions, Dubuque Nature Everywhere member Colleen McKenna explained that the group is seeking the City Council's support in adopting and promoting Dubuque's Children's Outdoor Bill of Rights (COBOR). McKenna noted that other cities have implemented similar initiatives and emphasized that Dubuque's COBOR should highlight elements unique to the community. McKenna also described the concept of stormwater play bowls and shared that the group is collaborating with City Geographic Information Systems (GIS) staff to map where children in Dubuque live in relation to natural areas. City Council Members expressed interest in formally adopting the COBOR and discussed ways they could support and promote the initiative.

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 July 21, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick (attended virtually), Roussell, Sprank, Wethal; City Manager Van Milligen, Assistant City Attorney Lehman.

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

PRESENTATIONS

1. Service Member Patriot Award: Assistant City Manager Cori Burbach recognized Acting Project and Facilities Manager Marie Ware for receiving the Service Member Patriot Award.

PROCLAMATIONS

1. Community of Colleges Week (July 28 through August 1, 2025) was accepted by Greater Dubuque Development Corporation's (GDDC) Director of Workforce Programming Nic Hockenberry on behalf of GDDC and area colleges and universities.

CONSENT ITEMS

Motion by Jones 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 July 7 and 14, 2025; Equity and Human Rights Commission of May 13, 2025; Equity and Human Rights Commissions Goals Subcommittee of May 27, 2025; Library Board of Trustees Update of June 23, 2025; Park and Recreation Commission of June 10, 2025; Proof of Publication for City Council Proceedings of June 16, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Carol Oberfoell 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: Cathleen Avenarius for vehicle damage; Craig DeMoss for property damage; Samantha Giglio for vehicle damage; Edward Marinko for property 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. 243-25 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. CLG Grant Report for 20th Century Neighborhood Surveys: City Manager transmitted the Certified Local Government (CLG) grant reports and project products for the 20th century neighborhood surveys for the Deereville neighborhood and Voelker Highlands neighborhood and recommended City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant. Upon motion the documents were received, filed, and approved.

6. Dubuque City Assessor Letter on 2025 Assessment Appeals: Correspondence from Dubuque City Assessor Troy Patzner regarding appeals of the Dubuque City Board of Review decisions on 2025 assessments. Upon motion the documents were received and filed.

7. Signed Contract(s): Independent Contractor Agreement with Fowler Public Sector Consulting LLC; Vendor Service Agreement with Wenzel Towing. Upon motion the documents were received and filed.

8. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 244-25 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.

9. Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product Permit Applications: Upon motion the documents were received and filed, and Resolution No. 245-25 Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3 was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolution for Item Set for Public Hearing No. 1, and set the public hearing for August 4, 2025. Seconded by Jones. Farber announced she will abstain from voting on the set for public hearing and future public hearing due to owning property on Auburn St. Motion carried 6-0 with abstention from Farber.

1. Auburn-Custer Utility and Roadway Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 246-25 Auburn-Custer Utility And Roadway 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on August 4, 2025 in the Historic Federal Building.

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated for Items Set for Public Hearing No. 2-4. Seconded by Wethal. Motion carried 7-0.

2. Setting A Public Hearing On The Proposed Lease Agreement Between The City Of Dubuque And The LAMAR Companies: Upon motion the documents were received and filed and Resolution No. 247-25 Setting A Public Hearing To Consider The Lease Agreement By And Between The City Of Dubuque And The Lamar Companies For Real Property Located On White Street was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on August 4, 2025 in the Historic Federal Building.

3. North Schmitt Island Collection System Contract #1 Contracting Services: Upon motion the documents were received and filed and Resolution No. 248-25 North Schmitt Island Collection System Project – Contract #1: 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 August 4, 2025 in the Historic Federal Building.

4. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund: Upon motion the documents were received and filed and Resolution No. 249-25 Resolution 1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Greater Dubuque Impact Investment Fund Satisfies The Offering Requirements With Respect To The Real Property And Improvements And Declaring The Intent Of The City Council To Approve The Sale To Greater Dubuque Impact Investment Fund In The Event That No Competing Proposals Are Submitted; And (3) Soliciting Competing Proposals was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on September 2, 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. Transit Advisory Board: One, 3-Year term through July 30, 2027 (Vacant term of Esser). Applicant: Katie Bailey, 1085 West 5th St. Bailey spoke virtually in support of her application.

Appointments were made to the following boards/commissions.

2. Transit Advisory Board: One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann). Applicant: Alex Kruse, 3578 Keymont Dr. Motion by Sprank to appoint Kruse to the term. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone 2167 Jackson Street: 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 Sprank. Applicant Michelle Mihalakis, 2541 Broadway St., spoke in support of the rezoning, highlighting her intention to open a detoxification facility at the site. She stated that she plans to rehabilitate the existing structure and does not intend to expand the property. In response to a question, Planning Services Director Wally Wernimont stated that 24-hour facilities were allowed in C-4 zoning districts. City Council members expressed support for the rezoning. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 31-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2167 Jackson Street From R-2A Alternate Two-Family Residential District To C-4 Downtown Commercial District. Seconded by Sprank. Motion carried 7-0.

2. Request to Rezone Property at Bluff Street: 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 Wethal. Responding to a question, Wernimont noted that off-street parking requirements for historic districts

had previously been eliminated and stated that the property offers sufficient parking both onsite and along the street. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 32-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property From R-2 Two-Family Residential To OR Office Residential Zoning District. Seconded by Wethal. Motion carried 7-0.

3. Request to Rezone 4178 Peru 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 Sprank. Dan Miller, 1013 Patricia Ann Dr., summarized the need for the rezoning, stating that his brother wants to purchase the house on the property but sell the farmland separately. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 33-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 4178 Peru Road From AG Agriculture District To R-1 Single-Family Residential District. Seconded by Sprank. Motion carried 7-0.

4. Unified Development Code (UDC) Amendment for Wall and Free Standing Signs: 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 Wethal. Wernimont stated that the amendment had not been presented to the Historic Preservation Commission. He noted that feedback received during the Planning Department's UDC amendment process indicated that the City's current sign regulations are overly restrictive. He also provided an overview of the proposed changes and responded to questions regarding specific examples. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 34-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Section 16-15-11.10 C-5 Central Business Zoning District Sign Regulations. Seconded by Wethal. Motion carried 7-0.

5. 2025 Maintenance Dredging Project Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 250-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Maintenance Dredging Project. Seconded by Wethal. Motion carried 7-0.

ACTION ITEMS

1. Quarterly Update Video on New Housing Development Projects: Motion by Roussell to receive and file the documents and view the video. Seconded by Wethal. A brief video highlighting progress on new housing projects under construction in the community was shown. The video can also be seen on the City's YouTube channel at <https://youtu.be/SO-EjMM92R4>. Additionally, the updated publication on new housing units approved, under review, under construction, or completed was provided. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on attending a Travel Dubuque Board meeting, ribbon cuttings at the National Mississippi River Museum and Aquarium and the City's new data center, meeting the dean of the University of Dubuque's (UD) new medical school – Dr. Jeanne Rupert, Dubuque Senior High School's Class of 1970 reunion, the special City Council meeting on July 14, attending a Dubuque Metropolitan Area Solid Waste Agency (DMASWA) meeting, and GDDC's annual meeting.

Farber also reported on meeting Dr. Rupert and the City's new data center ribbon cutting, along with attending UD's golf outing, the Mississippi Valley Youth Tennis Tournament, and National League of Cities' (NLC) summer conference.

Resnick reported on the upcoming Art on the River opening reception.

Cavanagh reported on attending the data center ribbon cutting, welcoming DARE officers from across the state who convened in Dubuque, and attending a recent event hosted by Dubuque Marshallese Youths for Climate Change.

Van Milligen shared that this weekend is the Mircale League of Dubuque's Battle of the All-Stars event, which Dubuque Police, Fire and the City Council will participate in.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:37 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 Assistant City Attorney Lehman. Motion carried 7-0.

The City Council reconvened in open session at 7:56 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:56 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk