

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

The Dubuque City Council met in regular session at 6:30 p.m. on August 4, 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; Assistant City Attorney Lehman.

Absent: City Manager Van Milligen

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 clarified the role call order for the meeting due to an error on the agenda.

CONSENT ITEMS

Jones requested Item No. 9 and Cavanagh requested Item No. 14 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except Item Nos. 9 and 14. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of July 21, 2025; Community Development Advisory Commission of June 25, 2025; Historic Preservation Commission of June 17, 2025; Housing Commission of April 1, 2025; Zoning Board of Adjustment of June 26, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Toni Eckstein for property damage; Daniel Healy for vehicle damage; Harrison Runde for property damage; Schumacher Pool and Spa LLC for vehicle damage; Frank Washington for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Toni Eckstein for property damage, Carol Oberfoell for vehicle damage, Harrison Runde for property damage; Frank Washington 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. 251-25 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. Approval of 2024 City Council Official Proceedings: Upon motion the documents were received, filed, and approved.

6. Fiscal Year 2026 Contracted Services Agreements: City Manager recommended City Council approve the Fiscal Year 2026 Contracted Services Agreements with Community Solutions of Eastern

Iowa, Four Mounds HEART, and Hawkeye Area Community Action Program. Upon motion the documents were received, filed, and approved.

7. Fiscal Year 2026 Purchase of Services Grant Recommendations & Agreements: Upon motion the documents were received and filed, and Resolution No. 252-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To United Way Of Dubuque Area Tri-States; Resolution No. 253-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Catholic Charities Of The Archdiocese Of Dubuque; Resolution No. 254-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Fountain Of Youth; Resolution No. 255-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Presentation Lantern Center; Resolution No. 256-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To Dubuque And Jackson County Habitat For Humanity; and Resolution No. 257-25 Authorizing Execution Of FY26 Purchase Of Services Grant Agreement To St. Mark Youth Enrichment were adopted.

8. Request approval to hire a Lead Paint Healthy Homes Inspector (Limited Term) for the 2024 Healthy Homes Production Grant: Upon motion the documents were received, filed, and approved.

9. Dubuque Police Auxiliary Contract: Motion by Jones to receive and file the documents and approve a one-year contract with the Dubuque Police Auxiliary. Seconded by Sprank. City Council expressed enthusiasm for the return of the auxiliary police and the important service they provide in the community. Motion carried 7-0.

10. Grant of Public Utility Easement from McGuire Property Acceptance: Upon motion the documents were received and filed, and Resolution No. 258-25 Accepting a Grant of Easement for Public Utilities Through, Over and Across Part of Lot 2-2-1-2-2-1 Of Faldorf's Place, in the City of Dubuque, Iowa was adopted.

11. Broadway Sanitary Sewer Improvements Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 259-25 Accepting the Broadway Sanitary Improvements Project and Authorizing Final Payment to the Contractor was adopted.

12. 2025 Maintenance Dredging Project - Award Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 260-25 Awarding Public Improvement Construction Contract for the 2025 Maintenance Dredging Project was adopted.

13. Signed Contract(s): Graymont Western Lime for the Eagle Point Water Plant High Calcium Quicklime. Upon motion the documents were received and filed.

14. Contracted Services Agreement – Crescent Community Health Center: Motion by Jones to receive and file the documents and approve the Contracted Services Agreement with Crescent Community Health Center for Fiscal Year 2026. Seconded by Wethal. Cavanagh announced his intent to abstain from voting on the item due to his wife's employment at Crescent. Although he does not stand to gain financially from the agreement, he opted to recuse himself. Motion carried 6-0 with abstention from Cavanagh.

15. FY26 Update to Dubuque County Resource Enhancement and Protection Program (REAP) 5-Year Plan: Upon motion the documents were received, filed, and approved.

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. Water System Improvements 2024 North English Road Water Main Extension Project - Adjusted Public Hearing Date: Upon motion the documents were received and filed and Resolution No. 261-25 To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the North English Road Water Main Extension Project, and the taking of bids therefor was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on August 18, 2025 in the Historic Federal Building.

2. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3: Upon motion the documents were received and filed and Resolution No. 262-25 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.3 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.3 For Said District 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.

3. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4: Upon motion the documents were received and filed and Resolution No. 263-25 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.4 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.4 For Said District 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. Building Code Advisory and Appeal Board: One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Representative term of Cooley). Applicant: Nathan Wardle, 2725 Pleasant View Dr. Wardle spoke in support of his application.

2. Civil Service Commission: Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting. Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25). Applicants: Julie Bockenstedt, 2475 Cherry St.; Barbara Liskey, 2763 Lamotte Dr.; Randall Ludwitz, 867 Barbaralee; Brian Neises, 1841 Phyllrich Dr.; and Darcy VanOstrand, 1222 Lincoln Ave. Krueger and Ludwitz spoke in support of their applications. Breitfelder stated that written input was received from Bockenstedt.

3. Housing Commission: Two, 3-Year Terms through August 17, 2028 (Expiring terms of Baumhover and Merfeld). Applicants: Rick Baumhover, 601 Garfield Ave. and Rick Merfeld, 2718 Andrew Ct. Breitfelder stated that written input was received from Baumhover.

Appointments were made to 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. Motion by Roussell to appoint Bailey to the term. Seconded by Wethal. Motion carried 7-0.

PUBLIC HEARINGS

1. Auburn-Custer Utility and Roadway Reconstruction Project: Motion by Jones to receive and file the documents and adopt Resolution No. 264-25 Auburn-Custer Utility and Roadway Reconstruction Project - Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Wethal. Farber announced her intent to abstain from voting due to owning property in the affected area. Motion carried 6-0 with abstention from Farber.

2. North Schmitt Island Collection System Project – Contract #1 Contracting Services Public Hearing: Motion by Roussell to receive and file the documents and adopt Resolution No. 265-25 North Schmitt Island Collection System Project – Contract #1: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Sprank. City Council highlighted the project's significance to the island's future development. Motion carried 7-0.

3. Approving the Lease Agreement Between The City of Dubuque and The LAMAR Companies: Motion by Jones to receive and file the documents and adopt Resolution No. 266-25 Approving The Lease Agreement by and Between the City of Dubuque and the LAMAR Companies for Real Property Located on White Street. Seconded by Wethal. In response to questions, City Engineer Gus Psihoyos explained that the gross revenue from billboard advertising refers to the income generated from renting the sign. Psihoyos and Lehman confirmed that the agreement is comparable to the lease the company previously held with Dubuque County and appears consistent with past agreements. Motion carried 7-0.

PUBLIC INPUT

Clark Schloz, 2925 Burlington St., spoke regarding Action Item No. 2, expressing concerns about the timing of the proposed increases and questioning if a public hearing was required since it's a budget related action.

ACTION ITEMS

1. Rebid 2025 Repair and Maintenance of the Iowa Street Parking Garage - Recommendation of Award to Keeley Restoration Services, LLC.: Motion by Sprank to receive and file the documents and adopt Resolution No. 267-25 Awarding Public Improvement Construction Contract For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage. Seconded by Farber. In response to questions, Project Manager Jim Bousley stated that maintaining the City's existing parking lots is more cost-effective than rebuilding them and noted that the City has data on their current condition from previous studies. City Council Members thanked staff for their work on the project, emphasized the importance of the repairs needed, and suggested that future discussions about parking would be beneficial. Motion carried 7-0.

2. FY2026 Police Supervisor Wage Compression: Motion by Jones to receive and file the documents and approve a pay increase for non-bargaining Police Command Staff to avoid wage compression

between bargaining unit positions and non-bargaining Command Staff. Seconded by Wethal. City Manager Van Milligen joined virtually to respond to questions. He acknowledged that the adjustment should have been addressed during the budget process but was inadvertently overlooked. Funding for the change was identified through the department's 15 current vacancies. Lehman clarified that the funds for the wage increases had already been allocated, so they do not impact the tax rate or involve transferring resources from another department, and therefore a public hearing is not required. Chief of Police Jeremy Jensen confirmed that the Police Department will monitor for potential compression issues going forward. Van Milligen elaborated that the City is using insights from its recently completed compensation and classification study to help ensure fair employee compensation. City Council Members emphasized public safety as a top priority and recognized the need to support staff advancement through wage increases, though there were differing views on the appropriate timing for implementing them. Some felt that not making the changes outside the budget cycle could negatively impact the City, while another perspective raised concerns about the potential for additional unforeseen changes and how best to manage them. Motion carried 6-1 with Resnick voting nay.

3. 2027 and 2028 Engine Contracts: Motion by Roussell to receive and file the documents and approve the pre-payment purchase for the two fire department engines in FY2026 for an estimated delivery of August- December 2027 (FY 2028). Seconded by Wethal. City Council Members praised the department for identifying this cost-saving option and stressed the importance of continued pre-planning for future purchases. Motion carried 7-0.

4. Central Avenue and White Street Corridor Design Phase 1; Consulting Engineering Services RFQ Authorization: Motion by Sprank to receive and file the documents and approve releasing a request for qualifications (RFQ) to hire a consultant to assist with the design of Central Avenue and White Street Corridor Design Phase 1. Seconded by Farber. In response to questions about consultant fees, Psihoyos explained that the selected consultant will submit a proposed scope of services that includes associated costs. If the City is unable to negotiate a fair price, it will proceed with the second-choice consultant. Funding for the service has already been budgeted by the department. Motion carried 7-0.

5. Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork) Consulting Engineering Services RFQ Award: Motion by Jones to receive and file the documents and approve negotiating and executing a contract with HDR Engineering for engineering services for the design of the Old Mill Road Lift Station Phase 3 Sanitary Interceptor Project (Catfish Creek Middle Fork). Seconded by Wethal. In response to questions, Psihoyos stated that detailed discussions on the project scope are forthcoming and noted that staff have no concerns about using different consultants for Phases 3 and 4. City Council Members expressed support for the project and referenced examples where HDR Engineering and Foth Infrastructure & Environment successfully collaborated on different phases of past projects. Motion carried 7-0.

6. Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork) Consulting Engineering Services RFQ Award: Motion by Sprank to receive and file the documents and approve negotiating and executing a contract with Foth Infrastructure & Environment for engineering services for the design of the Old Mill Road Lift Station Phase 4 Sanitary Interceptor Project (Catfish Creek South Fork). Seconded by Wethal. Motion carried 7-0.

7. Track Line Sanitary Sewer Reconstruction Project Consulting Engineering Services RFQ Authorization: Motion by Sprank to receive and file the documents and approve releasing an RFQ to hire a consultant to assist with the development of the Track Line Sanitary Sewer Reconstruction Project. Seconded by Wethal. Responding to questions, Psihoyos stated that if the ground near the

railroad cannot be utilized for the project, then staff may consider a force main system. He confirmed that the project is currently on schedule. Motion carried 7-0.

8. Request Additional FTE for Field Engineering Technician I or II (Engineering Water Resources Team): Motion by Roussell to receive and file the documents and approve an additional full time employee (FTE) for a Field Engineering Technician I (NB10) or II (NB11) for the Engineering Water Resource Team within the Engineering Department using budgeted CIP funds from several significant, multi-year projects: Old Mill Road Lift Station Projects: Phase I – Lift Station Site; Phase II – Fore Main; and Catfish Creek Sanitary Sewer Interceptor Projects: South Fork – Phase 4; and Middle Fork – Phase 3. Seconded by Wethal. Psihoyos explained that the Engineering Department is currently understaffed to effectively oversee multiple major projects and that adding a staff member would reduce the department's reliance on consultants, resulting in cost savings. Motion carried 7-0.

9. Approval of Five Flags Civic Center Management Agreement Amendment #1: Motion by Roussell to receive and file the documents and approve the Five Flags Civic Center Management Agreement Amendment #1. Seconded by Wethal. In response to a question about the legality of including this item with less than 24 hours' notice, Lehman explained that Iowa Code Chapter 21 allows it when, for good cause, it is impossible or impractical to provide at least 24 hours' notice. Lehman explained he was contacted by OVG late in the afternoon on August 1 regarding an issue with the retail alcohol license application for Five Flags. Under the current management agreement, event revenue, which is defined to include alcohol revenue, grants the City more than a 10% interest. This level of interest classifies the City as an owner under State of Iowa regulations, requiring its inclusion on the retail alcohol license application. If OVG were to submit a new application listing the City as an owner, it could take one to three months for approval. However, due to a scheduled event this week, timely license approval is necessary. To avoid classification as an owner, the City has proposed an amendment to limit its share of alcohol revenue to 9.9%. The revenue will be held in escrow while a long-term solution is determined. When asked why this issue was not identified earlier, Lehman stated that the State may now be reviewing applications more closely or that the wording in the current agreement differs from previous ones. He noted that the original agreement did not specify a percentage of revenue and clarified that retail alcohol licenses are tied to specific premises. Any future changes to the management agreement will be brought to City Council for approval. OVG's Ryan Bonifas stated that they were previously unaware of the State's interpretation that the City's revenue share made it an owner under the retail alcohol license requirements, and noted they had been working on the application for two months. Regarding potential implications for the City's agreement with the Dubuque Racing Association (DRA), it was clarified that the DRA leases property from the City and is therefore considered the owner for licensing purposes. City Council Members expressed support for the amendment and noted that further clarification from the State would be helpful. Motion carried 7-0.

10. Work Session Request: Unified Development Code Update: Technical Review Report: Motion by Jones to receive and file the documents and schedule the work session for August 27, 2025, at 6:30 p.m. Seconded by Roussell. It was mentioned that the work session was being requested on a non-Council meeting night. Motion carried 7-0.

11. Work Session Request: Report on Development and Outcomes of Serve Dubuque Program: Motion by Resnick to receive and file the documents and schedule the work session for September 15, 2025, at 5:15 p.m. Seconded by Farber. Motion carried 7-0.

12. Work Session Request: Imagine Dubuque Update: Motion by Roussell to receive and file the documents and schedule the work session for September 15, 2025, at 5:45 p.m. Seconded by Resnick. Motion carried 7-0.

13. City of Dubuque Data Center and Information Technology Department Ribbon-Cutting Video: Motion by Farber to receive and file the documents and view the video. Seconded by Sprank. A highlight video of the ribbon-cutting to celebrate the completion the City of Dubuque Data Center and IT Department offices at the Bright Minds campus at 7850 Chavenelle Dr. was shown. It can also be viewed on the City's YouTube channel at <https://youtu.be/7lXcNkg5gwl>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on attending the New Horizon Academy ribbon cutting, Community Impact Director Antonio Mouzon being named a Telegraph Herald Rising Star, a walk he took with former State Representative Chuck Isenhardt along Kaufmann Ave. to discuss stormwater management, the Art on the River opening reception, and the upcoming congressional staff visit.

Sprank reported on attending a DRA board meeting, the Dubuque Miracle League Battle of the All-stars game, Centrally Rooted's open house, DubuqueFest, and speaking at the Art on the River reception.

Farber reported on the Miracle League game and attending a Federal Communications Committee (FCC) committee meeting.

Roussell reported on volunteering at the ticket booth at the Dubuque Farmer's Market.

Wethal reported on the Miracle League game, the Dubuque Museum of Art's recent meeting in their temporary location in the Dupaco Voices building, and participating in Community Solutions of Eastern Iowa's (CSEI) and East Central Intergovernmental Association's (ECIA) point in time (PIT) count and the housing inventory count (HIC).

Resnick reported on attending the Art on the River reception.

Cavanagh reported on attending the Dubuque County Fair, the ribbon cutting for Westbrook Park, the Miracle League game, a recent visit from a Federal Housing and Urban Development official, and the upcoming National Night Out Event.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:19 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 9:09 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:09 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk