CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 6:00 p.m. on August 18, 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 (attended virtually).

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 Greater Dubuque Development Corporation.

WORK SESSION
Greater Dubuque Development Corporation Quarterly Update

Greater Dubuque Development Corporation (GDDC) President and CEO Rick Dickinson and Director of Workforce Programming Nicolas Hockenberry presented a quarterly update highlighting goals and results, strategic initiatives, business services, workforce solutions, and the workforce landscape. In response to a question about how residents can support local higher education institutions, Dickinson emphasized the importance of helping them feel integrated into the community.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:30 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 August 18, 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 (attended virtually).

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 August 4, 2025; Airport Commission of April 22, May 27, and June 24, 2025; Arts and Cultural Affairs Advisory Commission of June 24, 2025; Civil Service Commission of June 11, 2025; Housing Commission of April 1, 2025; Resilient Community Advisory Commission of June 5, 2025; Zoning Advisory Commission of July 2, 2025; Proof of Publication for City Council Proceedings of July 7, July 14, and July 21, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Major Joseph Jenkins for property damage; Alan Viertel for property 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: Daniel Healey for vehicle damage; Schumacher Pool and Spa LLC for vehicle damage; Alan Viertel 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. 268-25 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. Notice of Award & Request to Execute Agreement for 25-26 City of Dubuque AmeriCorps Program: Creating Opportunities: Upon motion the documents were received, filed, and approved.

6. Improvement Contracts / Performance, Payment, and Maintenance Bonds Giese Sheet Metal for the Fire Headquarters HVAC Replacement Project; Jim Giese Commercial Roofing for the Fire Station 6 Roof Replacement Project. Upon motion the documents were received, filed, and approved.

7. Jefferson Park Retaining Wall Replacement Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 269-25 Accepting The Jefferson Park Retaining Wall

Replacement Project And Authorizing The Payment Of The Contract Amount To The Contractor was adopted.

8. Zoning Advisory Commission Cross Representation Recommendation: Zoning Advisory Commission requested City Council approval on the appointments to the Cross-Representative terms on the Airport Zoning Commission of Rich Russell with a term expiration date of July 1, 2027 and Pat Norton with a term expiration date of July 1, 2028. Upon motion the documents were received, filed, and approved.

9. Zoning Board of Adjustment Cross Representation Recommendation: Zoning Board of Adjustment requested City Council approval on the appointments to the Cross-Representative terms on the Airport Zoning Board of Adjustment of Rena Stierman with a term expiration date of March 25, 2027 and Matt Mauss with a term expiration date of March 25, 2028. Upon motion the documents were received, filed, and approved.

10. Letter of Support for Certifying the Greater Dubuque Housing Trust Fund: A letter of support was provided from Mayor Brad Cavanagh to the Iowa Finance Authority Board of Directors in support of the transition of governance for the Local Housing Trust Fund serving the City of Dubuque from the City to the new nonprofit, Greater Dubuque Housing Trust Fund. Upon motion the documents were received, filed, and approved.

11. Request for City Council Ratification of the First Amendment to the Dubuque Police Protective Association July 1, 2024 CBA: Upon motion the documents were received, filed, and approved.

12. Civil Service Commission - Certified List for Police Officer: Upon motion the documents were received, filed, and made a Matter of Record.

13. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 270-25 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. Vacating a portion of a Public Utility Easement over part of Lot 2, Block 4, of Indian Hills, in the City of Dubuque, Iowa – Emily and Scott McGuire Property at 1195 Arrowhead Drive: Upon motion the documents were received and filed and Resolution No. 271-25 Intent To Vacate And Dispose Of City Interest In A Portion Of A Public Utility Easement Over And Across Part Of Lot 2, Block 4, Of Indian Hills, In The City Of Dubuque, Iowa 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.

2. Rustic Point Park Development Project Initiate Public Improvement Bidding Process and Set Public Hearing: Upon motion the documents were received and filed and Resolution No. 272-25 Rustic Point Park Development 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 September 2, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

1. Mayoral Selection of Appointments to the Civil Service Commission 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.; Otto Krueger, 2521 Wheatland Dr.; Barbara Liskey, 2763 Lamotte Dr.; Randall Ludwitz, 867 Barbaralee Dr.; Brian Neises, 1841 Phyllrich Dr.; and Darcy VanOstrand, 1222 Lincoln Ave. Mayor Cavanagh named Bockenstedt and Krueger as his selections for appointment to the commission.

Appointments were made to the following boards/commissions.

2. 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. Motion by Roussell to appoint Wardle to the term. Seconded by Jones. Motion carried 7-0.

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. Motion by Sprank to appoint Baumhover and Merfeld to the terms. Seconded by Farber. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone Property on West 32nd Street: Breitfelder stated that the Zoning Advisory Commission (ZAC) recommends denying the request from Sherry Ehrlich to zone property on West 32nd St., (PIN 1016227007), from R-1 Single-Family Residential to OR Office Residential zoning district, and Ehrlich has submitted correspondence asking the request be remanded back to the ZAC for a conditional rezoning request. Breitfelder and Brumwell verified the public hearing would still occur, and council could amend their motion during their deliberation if they chose to. Motion by Jones to receive and file the documents and remand the request back to the ZAC. Seconded by Farber. A point of order was raised by Resnick, seeking clarification on whether remanding was equivalent to tabling a request. Brumwell clarified that the two actions are distinct, with tabling a request meaning that no specific action will be taken, whereas remanding refers to sending the item back to the ZAC for reconsideration. During the staff report by Planning Services Director Wally Wernimont, he addressed a related question, explaining that the applicant is open to adjusting the request if it is remanded. Joan Heitzman, 3152 West 32nd St. and Genevieve Voss, 3160 West 32nd St., spoke in opposition to the rezoning and requested the property remain R-1. City Council Members voiced support for remanding the request to the ZAC, noting that it would allow for further dialogue between the applicant and neighboring residents. In response to a question, Wernimont confirmed that potential signage at the proposed site would be addressed during discussions with the ZAC. Motion carried 7-0.

2. Water System Improvements 2024 North English Road Water Main Extension Project - Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 273-25 Giving

final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the North English Road Water Main Extension Project. Seconded by Sprank. Motion carried 7-0.

PUBLIC INPUT

Rick Dickinson, 205 Hill St., President and CEO of GDDC, spoke in support of Action Item No. 7, noting his role as a board member of Dubuque Initiatives, which has recently concentrated efforts on revitalizing the 1700 and 1800 blocks of Central Avenue.

ACTION ITEMS

1. Travel as Professional Development: Lessons from Bakersville, NC and Brunei: Motion by Resnick to receive and file the documents and hear the presentation. Seconded by Wethal. Assistant City Manager Cori Burbach and Climate Action Coordinator Michelle Kim presented on their respective professional development travels to Bakersville, NC and Brunei. City Council Members expressed enthusiasm for the experiences, highlighting the value of gaining perspectives beyond the city and drawing parallels to their own similar experiences. Motion carried 7-0.

2. Award Public Improvement Contract Auburn-Custer Utility and Roadway Reconstruction Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 274-25 Awarding Public Improvement Contract For The Auburn-Custer Utility And Roadway Reconstruction Project. Seconded by Wethal. Farber announced her intent to abstain from voting due to owning property in the affected area. In response to a question, Van Milligen stated that the City either performs the project inspection itself or engages a contractor to carry it out. Motion carried 6-0 with abstention from Farber.

3. North Schmitt Island Collection System Project - Contract #1: Award Public Improvement Contract: Motion by Jones to receive and file the documents and adopt Resolution No. 275-25 Awarding Public Improvement Contract For The North Schmitt Island Collection System Project – Contract #1 Project. Seconded by Sprank. In response to a question regarding the threshold for rejecting bids, Van Milligen explained that bids may be rejected if they significantly exceed budget estimates. He noted that this project represents a small portion of a larger $2.64 million project and emphasized the importance of its timely completion. The City's involvement stems from the fact that the project involves the construction of a public sanitary sewer. While City Council Members acknowledged that the project exceeding the budget is not ideal, they also recognized the necessity of completing it on schedule. Motion carried 7-0.

4. Approval of Linwood Cemetery Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 276-25 Approving An Agreement By And Between The City Of Dubuque, Iowa, And Linwood Cemetery Association. Seconded by Farber. In response to questions, Van Milligen stated that townships are permitted to levy a tax for cemeteries. He explained that, if the City were to create a township, such a levy could be used to support cemetery operations rather than relying on the general fund. Van Milligen further noted that the cemetery's financial challenges are partly attributable to the increasing preference for cremation. He also stated that a portion of the property could potentially be sold for development, with the proceeds added to the cemetery's endowment fund. Linwood Cemetery Board President Ken Miller stated that the cemetery has a 501(c)(13), a designation specific to cemeteries, and has also established a 501(c)(3). He noted that the 501(c)(3) allows for private organization donations, bequests, and eligibility for grants. He stated that the association will consider the potential sale of a portion of the land and noted partnerships with other groups to promote the cemetery's 150-year history. Brumwell confirmed that she will be working

with the Dubuque County Supervisors regarding the township. City Council Members expressed appreciation for the collaboration with the association. Motion carried 7-0.

5. Parks and Recreation Advisory Commission Recommendation for Naming South Pointe Subdivision Park: Motion by Roussell to receive and file the documents and approve the Park and Recreation Advisory Commission recommending the name South Pointe Park for the park in the South Pointe subdivision. Seconded by Jones. Motion carried 7-0.

6. Letters of Support for Application to IEDA for Redevelopment Tax Credits: Motion by Jones to receive and file the documents and approve the submission of the attached letters supporting the applications for Iowa Redevelopment Tax Credits for Wilson House (1243 Locust Street) and IOCO Building (100 E. 1st Street), confirming the City's recognition that the properties are eligible for the tax credit based on the state's definition of a brownfield. Seconded by Wethal. Motion carried 7-0.

7. Authorizing Contract 25-CTBF-06 by and between the City of Dubuque, Iowa, and the Iowa Economic Development Authority for the Rehabilitation of 1701 Central Avenue: Motion by Jones to receive and file the documents and adopt Resolution No. 277-25 Authorizing Contract 25-CTBF-06 By And Between The City Of Dubuque, Iowa, And The Iowa Economic Development Authority For A Community Catalyst Building Remediation Grant For The Rehabilitation Of 1701 Central Avenue In The City Of Dubuque, Iowa. Seconded by Resnick. City Council Members expressed enthusiasm for the project and the momentum on Central Avenue. They referenced their participation on the Dubuque Initiatives Board, which has worked with developers on revitalizing the blocks, and noted the challenges associated with older buildings. Motion carried 7-0.

8. Dubuque Selected to Join Economic Mobility and Opportunity Special Assistant Program: Motion by Roussell to receive and file the documents and approve participating in the International City/County Management Association (ICMA) Economic Mobility and Opportunity Special Assistant Program. Seconded by Wethal. Director of the Office of Economic Mobility and Neighborhood Support Anderson Sainci stated that extensive community outreach will be conducted and the department will engage community members in their own settings. He also confirmed that the newly hired Economic Mobility Special Assistant will enter into a contract with ICMA. Motion carried 7-0.

9. Civil Service List and Procedure Change for Police and Fire: Motion by Jones to receive and file the documents and approve the change to forego the Civil Service Approval process under Iowa Code §400.12A and authorize the creation of a police officer hiring eligibility list of up to 40 police officer candidates and a firefighter eligibility list of up to 40 firefighter candidates which is outside the Civil Service Commission approval. Seconded by Farber. City Council Members expressed support for the change and emphasized their desire to expedite the hiring process. Responding to a question, Police Chief Jeremy Jensen stated that recent changes to Iowa's Civil Service Law permitted this change. Brumwell stated that the City includes civil service on its legislative priorities. Jensen and Fire Chief Amy Scheller confirmed there are no additional changes the City can make within its control to the civil service hiring process that would expedite hiring. Motion carried 7-0.

10. Proceedings to Complete Action for the Issuance of $1,941,000 Taxable Water Revenue Bonds, Series 2025 (State Revolving Loan Fund Program) Private Lead Service Line Replacement Pilot Program – Phase I: Motion by Sprank to receive and file the documents and adopt Resolution No. 278-25 Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of $1,941,000 Taxable Water Revenue Bonds, Series 2025 and other documents related to the Series 2025 Bonds, and amending certain provisions. Seconded by Wethal. City Council Members expressed support for the project. Van Milligen stated that the City maintains

an inventory of all lead service lines and residents may contact the Water Department to verify eligibility for replacement. He noted that 49% of the federally funded loan will be forgiven, with the remainder repaid by 2045 from water enterprise funds. Motion carried 7-0.

11. Iowa Department of Natural Resources Proposed Administrative Consent Order: Motion by Jones to receive and file the documents and approve the proposed Administrative Consent Order received from the Iowa Department of Natural Resources (IDNR) that pertains to effluent permit violations between January 1, 2020, and December 31, 2024, at the Water & Resource Recovery Center (WRRC). Seconded by Wethal. WRRC Director Deron Muehring made a presentation. He explained that a 2022 Environmental Protection Agency (EPA) inspection raised concerns about staffing levels, which led to the addition of two positions. He clarified that the violations themselves did not cause increased odors, but the incidents leading to the violations resulted in higher-than-normal odor levels. He confirmed that his department can provide updates on the status of the digester cleanings. City Council Members thanked Muehring and his team for their work and communication regarding the violations. Council Members also noted that it is uncommon for a city to have zero permit violations over a five-year period and that some incidents were caused by outside parties. Motion carried 7-0.

12. Old Mill Road Lift Station Project Update Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Farber. A brief video produced by the Communications Office following a recent City Council work session and major concrete pour at the Old Mill Road Sanitary Sewer Lift Station Project was shown. It can also be viewed on the City of Dubuque YouTube channel at https://youtu.be/p0BzFZZELQU. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on National Night Out, the congressional staff visit, Viking's webinar on Mississippi River cruises, Dubuque Metropolitan Area Solid Waste Agency's (DMASWA) upcoming award from the Iowa Association of Solid Waste for their battery recycling program, viewing the status of the customer convenience center at the DMASWA, and Carnegie Stout Public Library's upcoming event where former Iowa State Trooper Bob Hurley will discuss a memoir he wrote about his experience in law enforcement.

Resnick reported on the Sisters of the Presentation of the Blessed Virgin Mary's 150th anniversary.

Farber reported on attending Federal Communications Commission (FCC) and National League of Cities (NLC) technology committee meetings.

Sprank also reported on National Night Out and the congressional staff visit, in addition to a Dubuque Trees Forever event at Eagle Point Park, Taste of Dubuque, Crescent Community Health Center's opening for their new addition, and volunteering at the Dubuque Farmer's Market and the Labor Harvest.

Roussell also reported on the Dubuque Trees Forever event, along with the new Bread of Life Presbyterian Church and participating in Dubuque Main Street's accreditation review.

Wethal reported on attending the Friends of Mines of Spain board meeting.

Cavanagh also reported on National Night Out and the congressional staff visit, along with the English Ridge Park ribbon cutting, Envision 2030, the United Way Campaign Kick Off Breakfast, and Centrally Rooted's fundraising concert.

CLOSED SESSION

Motion by Jones to convene in closed session at 9:32 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 attorneys who will consult with City Council on the issues to be discussed in the closed session are City Attorney Brumwell and Senior Counsel Barry Lindahl. Motion carried 7-0.

The City Council reconvened in open session at 10:45 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:45 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk