CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on September 2, 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

Breitfelder announced that Barry Lindahl's Savvy Over 60 Award Recognition was removed from the meeting and will be rescheduled for the next regular city council meeting.

PROCLAMATIONS

1. Nathaniel and Charlotte Morgan Peace Week (September 1 - 6, 2025) was accepted by Ernestine Moss on behalf of the Nathaniel Morgan Memorial Committee.

2. Days of Peace and Nonviolence (September 6 - 28, 2025) was accepted by R.R.S. Stewart on behalf of the Dubuque International Day of Peace Coordinating Committee.

3. Crop Hunger Walk Day in Dubuque (September 27, 2025) was accepted by Sara McCaw on behalf of Dubuque Area Congregations United.

CONSENT ITEMS

Cavanagh requested Item No. 13 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except No. 13. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings for August 18, 2025; Historic Preservation Commission of July 17, 2025; Human Rights Commission of July 8, 2025; Library Board of Trustees Minutes of June 23, 2025; Library Board of Trustees Update of July 24, 2025; Long Range Planning Advisory Commission of May 21, 2025; Park and Recreation Advisory Commission of July 8, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Lubenow Express, LLC 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: Lubenow Express, LLC for vehicle damage; Major Joseph Jenkins 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. 279-25 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. Intent to Apply for Local Housing Trust Funds through Iowa Finance Authority for 2026: Upon motion the documents were received and filed, and Resolution No. 280-25 Authorizing Submittal Of The Application For Local Housing Trust Funds To The Iowa Finance Authority was adopted.

6. Grand River Center Floor Slab Lifting & Leveling Project - Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 281-25 Accepting The Grand River Center Floor Slab Lifting & Leveling Project was adopted.

7. September/October 2025 City News Newsletter: City Manager provided a copy of the September/October 2025 issue of the City News newsletter, which will be mailed with City utility bills from August 13 through September 10. This issue and archived issues are available at www.cityofdubuque.org/citynews. Upon motion the documents were received and filed.

8. Contract amendment for home advocacy and nursing services for HUD Lead and Healthy Homes grant: City Manager recommended approval of the amendment and extension of the subcontract with Dubuque Visiting Nurses Association for services related to the HUD Lead and Healthy Homes grant for the period of performance now extended through November 30, 2025. Upon motion the documents were received, filed, and approved.

9. Problem Property Assessment: Upon motion the documents were received and filed, and Resolution No. 282-25 Authorizing The City To Collect Delinquent Problem Property Charges In Accordance With 14-1J1 International Property Maintenance Code Section 109.5 And/Or Section 112.5 Code Of Ordinances Of The City Of Dubuque, Iowa was adopted.

10. Grass, Weed and Garbage Assessments: Upon motion the documents were received and filed, and Resolution No. 283-25 Authorizing The City To Collect Delinquent Grass And Weed Cutting And Garbage Collection Charges In Accordance With Title 6-4-3A And Title 6-8-2 Of The Code Of Ordinances Of The City Of Dubuque, Iowa was adopted.

11. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Dubuque Barge and Fleeting Service Company D/B/A Newt Marine Service for the 2025 Maintenance Dredging Project. Upon motion the documents were received, filed, and approved.

12. Water System Improvements 2024 North English Road Water Main Extension Project – Receipt and Consideration of Bids: City Manager shared information on the bids for the Water System Improvements – 2024 North English Road Water Main Extension project. Upon motion the documents were received and file and adjourned further action to October 6, 2025.

13. Workforce Housing Brochure: Motion by Jones to receive and file the documents. Seconded by Sprank. City Council Members thanked city staff for demonstrating the meaning of workforce housing, highlighting housing's focus for the City Council and other community organizations, and thanked community partners for their efforts in expanding housing. Motion carried 7-0.

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. Resolution Setting Public Hearing on a Proposed Development Agreement with ASJS Properties, LLC for Redevelopment of 1913 Jackson Street: Upon motion the documents were received and filed and Resolution No. 284-25 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 ASJS Properties, 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 September 15, 2025 in the Historic Federal Building.

2. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Adam Vogel Building, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement for Redevelopment of 1701 Central Avenue: Upon motion the documents were received and filed and Resolution No. 285-25 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 Adam Vogel Building, 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 September 15, 2025 in the Historic Federal Building.

3. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Dubuque Initiatives 1700, LLC for the Redevelopment of 1739-1763 Central Avenue: Upon motion the documents were received and filed and Resolution No. 286-25 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 Dubuque Initiatives 1700, 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 September 15, 2025 in the Historic Federal Building.

4. Water System Improvements 2024 North English Road Water Main Extension Project State Revolving Fund (SRF) Loan: Resolution Setting the Public Hearing - Environmental Review: Upon motion the documents were received and filed and Resolution No. 287-25 State Revolving Fund (SRF) Loan - Environmental Review Water System Improvements 2024 North English Road Water Main Extension Project Set The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On Approval Of An Environmental Review As Provided By SRF's Department Of Natural Resources For The Private Lead Service Line Replacement Pilot Program was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on October 6, 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, 2029 (Expiring term of Kutz-Weber). Applicant: Mariann Kurtz-Weber, 955 Prince Phillip Dr. Kurtz-Weber virtually spoke in support of her application.

PUBLIC HEARINGS

1. Approving a Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for Redevelopment of 1550 Elm Street: Motion by Roussell to receive and file the documents and adopt Resolution No. 288-25 Approving Disposal Of An Interest In Real Property Owned By The City Of Dubuque By Sale Through A Development Agreement With Greater Dubuque Impact Investment Fund. Seconded by Wethal. Dubuque Initiatives Committee Member Rick Dickinson spoke in support of the agreement, noting the organization's 501(c)(3) nonprofit status and its use of funds from the Dubuque Racing Association (DRA) for capital projects. In response to a question, Brumwell stated that there may be periods when county taxes are levied and when they are not, as the county has a process for determining property tax exemption. In response to a question, Dickinson stated that the nonprofit is pursuing federal funds to address environmental issues on the former Blum property. Motion carried 7-0.

2. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3: Motion by Jones to receive and file the documents and adopt Resolution No. 289-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.3, For The Dubuque Industrial Center Economic Development District. Seconded by Sprank. City Council Members commended the City's successful economic development approach. Motion carried 7-0.

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4: Motion by Sprank to receive and file the documents and adopt Resolution No. 290-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.4, For The Dubuque Industrial Center Economic Development District. Seconded by Farber. Motion carried 7-0.

4. Public Hearing Vacating a portion of a 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: Motion by Roussell to receive and file the documents and adopt Resolution No. 291-25 Disposing Of Property By Vacating 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. Seconded by Wethal. In response to a question, Assistant City Engineer Bob Schiesl explained that the property owners' proposal to vacate the easement affected an existing permanent easement. To address this, the owners established a new utility easement in a different area of the property, which required approval from all private utility providers. Motion carried 7-0.

5. Rustic Point Park Development Project Public Hearing: Motion by Sprank to receive and file the documents and adopt Resolution No. 292-25 Rustic Point Park Development Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Wethal. In response to a question, Van Milligen explained that the funding is sourced from Tax Increment Financing (TIF) associated with the development. The state mandates that expenditures be made from the general fund, with reimbursement coming from the TIF source, which is certified as debt. He also noted that the City Council approved this arrangement during the budget process. While unsure of the exact repayment timeline, he believed the turnaround would be relatively quick. Motion carried 7-0.

ACTION ITEMS

1. Smart Parking & Mobility Management Plan Update: Motion by Roussell to receive and file the documents and hear the presentation. Seconded by Wethal. Director of Transportation Services Ryan Knuckey made a presentation on the progress of the Smart Parking & Mobility Management Plan. In response to questions, Knuckey stated that the On-Street Parking Request for Proposals (RFP) must

be completed before options for integrating the City's parking technology can be discussed. He noted that the parking ramps are equipped with call buttons that connect directly to parking staff, who can provide assistance similar to a help desk. He further stated that parking ramps allow a 15-minute grace period, enabling users to test the system without incurring a fee. He reported that the new parking technology will reduce the amount of staff time currently spent repairing outdated systems, allowing more time to be dedicated to maintenance and upkeep of the ramps. He clarified that the Transit Advisory Board (TAB) is required by the Federal Transit Administration (FTA) to provide input on transit operations and noted that parking updates are shared with the TAB because of their impact on transit. Van Milligen emphasized that the TAB has no role in parking operations and noted that Knuckey maintains strong communication with major parking ramp users, including the business community. City Council Members acknowledged residents' concerns regarding potential issues in the parking ramps and their hesitancy toward changes. Council Members also commended the universal color-coding system in the ramps and expressed appreciation for the real-time updates. Motion carried 7-0.

2. Dubuque County Historical Society Letter of Authorization to Iowa Economic Development and Finance Authority's Historic Preservation Tax Credit Program: Motion by Sprank to receive and file the documents and approve the letter of authorization in support of the Dubuque County Historical Society's application to the Iowa Economic Development and Finance Authority's State Historic Preservation Tax Credit program. Seconded by Resnick. In response to a request for an update on the Mathias Ham House, Interim Parks and Recreation Director Steve Fehsal reported that both interior and exterior improvements are underway, including painting, window repairs, and ceiling molding. He noted that the work is being funded through existing grant agreements and Capital Improvement Plan (CIP) funds. He stated that the reopening date has not yet been determined but will be confirmed. Motion carried 7-0.

3. Letters of Support for an Iowa Redevelopment Tax Credit Application for Downtown Redevelopment Projects on a Grayfield Site: Motion by Roussell to receive and file the documents and approve the submission of the letters of support to accompany an Iowa Redevelopment Tax Credit Application to the Iowa Economic Development Authority being submitted for redevelopment of three downtown properties in Dubuque. Seconded by Jones. City Council Members highlighted the significant investment and housing units created through the developments and thanked all parties involved. Motion carried 7-0.

4. Fly DBQ Rewards and Incentives: Motion by Farber to receive and file the documents. Seconded by Jones. City Council Members reaffirmed air service as a priority for the past few years, acknowledged the challenges of attracting and retaining providers, and thanked Dubuque Initiatives and Denver Air Connection for offering incentives. Motion carried 7-0.

5. Greater Dubuque Development Corporation (GDDC) Wins International Economic Development Council Gold Award: Motion by Roussell to receive and file the documents. Seconded by Resnick. GDDC President and CEO Rick Dickinson acknowledged GDDC's Strategic Initiatives Consultant Dave Lyons for leading the Dubuque Broadband Acceleration Initiative. Motion carried 7-0.

6. Welcome College Students Video: Motion by Jones to receive and file the documents and view the video. Seconded by Wethal. Multimedia Specialist Felicia Carner introduced a video produced by the City's Media Services division, which featured a welcome message from Mayor Cavanagh and highlights of life in Dubuque, that was played as part of the Welcome Students campaign organized by GDDC and the local Community of Colleges. Rick Dickinson discussed GDDC's collaborations with local colleges. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Sprank reported on attending a DRA board meeting, the DRA grant reception, and a Point Neighborhood Association event. Sprank also reported on the upcoming Dubuque Dragon Boat Races event and the upcoming Nathaniel Morgan memorial event.

Farber reported on the Tim McGraw concert at the Field of Dreams.

Roussell reported on attending Dubuque Main Street committee meetings, a HACAP board meeting, and the Labor Day Parade. Roussell also reported on volunteering with Dubuque Trees Forever at the community orchard and the Dubuque Farmer's Market.

Jones reported on attending a Travel Dubuque Board meeting, a DRA board meeting, the DRA grant reception, a Bluff St. Neighborhood Association meeting, ribbon cuttings for McDonald's Supply and GoodLife Integrative Veterinary Care, Elevated Images' open house, the book signing event for former Iowa State Trooper Bob Hurley's memoir, a Dubuque Metropolitan Area Solid Waste Agency (DMASWA) board meeting, and the Labor Day Parade. Jones also reported on meeting with Chrissy Hogue Bartels of Torfoot Entertainment Group, who is exploring film opportunities and partnerships in Dubuque.

Resnick reported speaking with a visitor who praised Dubuque, specifically Hotel Julien and St. Raphael's Cathedral.

Wethal reported on attending the Tim McGraw concert, the DRA grant reception, the Labor Day Parade, and a Dubuque County Early Childhood board meeting.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:43 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(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 City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 9:23 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:23 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk