

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

The Dubuque City Council met in special session at 6:00 p.m. on October 20, 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 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 President and CEO Rick Dickinson presented a quarterly update. In response to questions, he noted that some housing units reported as “in development” may not be constructed and emphasized that, together with population growth in Dubuque County, this underscores the continued need for additional housing. Regarding the Union at the Marina Apartment Project, Dickinson stated that the lot had remained vacant for 12 years, during which local developers had ample opportunity to acquire and develop the property. He recommended that the City continue to prioritize project timing—specifically, accelerating development processes while maintaining safety and regulatory compliance. Mayor Cavanagh summarized key takeaways from the session as considering incentives for specific types of housing, identifying ways the City can expedite development without compromising safety, and examining successful practices in other communities.

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 6:32 p.m. on October 20, 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

PRESENTATIONS

1. Recognize Grand River Center for Consecutive Stella Awards: Parks and Recreation Director Matthew Kalcevich recognized the Grand River Center and Oak View Group (OVG 360) staff for the recent Northstar Stella award for a second consecutive year. Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas also offered remarks regarding the recognition.

PROCLAMATIONS

1. Domestic Violence Awareness Month (October 2025) was accepted by Angela Heister on behalf of Waypoint.
2. Extra Mile Day (November 1, 2025) was accepted by City of Dubuque Community Service & Outreach Coordinator Brittney Hayes on behalf of Extra Mile America.

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 October 6, 2025; Arts and Cultural Affairs Grants Committee of August 14, 2025; Arts and Cultural Affairs Art on the River Committee of July 10, 2025; Human Rights Commission of September 9 and 16, 2025; Human Rights Commission Subcommittee for Commissioner Handbook Update of September 16, 2025; Proof of Publication for City Council Proceedings of September 8, 15, 22, 23, and 25, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Leonardo Campbell Sr. for property damage; Julie Ross for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Leonardo Campbell Sr. for vehicle damage; Mik Kalloway for vehicle damage; Julie Ross 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. 328-25 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. Ratification of Approval of a First Amendment to Economic Development Assistance Contract 23-HQJP-011 by and among McCoy Group, Inc., the City of Dubuque, and the Iowa Economic Development Authority: Upon motion the documents were received and filed, and Resolution No. 329-25 Ratifying The Approval Of A First Amendment To The Economic Development Assistance Contract 23-HQJP-011 By And Among McCoy Group, Inc., The City Of Dubuque, Iowa, And The Iowa Economic Development Authority was adopted.

6. Ratification of Approval of a First Amendment to Economic Development Assistance Contract 22-HQJP-018 by and among Hormel Foods Corporation and Progressive Processing, LLC, the City of Dubuque, and the Iowa Economic Development Authority: Upon motion the documents were received and filed, and Resolution No. 330-25 Ratifying The Approval Of A First Amendment To The Economic Development Assistance Contract 22-HQJP-018 By And Among Hormel Foods Corporation And Progressive Processing, LLC, The City Of Dubuque, Iowa, And The Iowa Economic Development Authority was adopted.

7. Final Plat of Rosalynn Carter Place: Upon motion the documents were received and filed, and Resolution No. 331-25 Approving The Final Plat Of Rosalynn Carter Place, In The City Of Dubuque, Iowa was adopted.

8. Grass and weed cutting and garbage collection assessments: Upon motion the documents were received and filed, and Resolution No. 332-25 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.

9. Request for Consent to Additional Equipment and Modifications for Flag Pole Cell Tower at Madison Park: Upon motion the documents were received and filed, and Resolution No. 333-25 Approving A Request For Additional Equipment And Modifications To The Flag Pole Cell Tower Located At Madison Park was adopted.

10. Approving and Establishing Authorized City Representatives to submit a draw of funds on Iowa Department of Homeland Security and Emergency Management Grant for the Bee Branch Pumping Station Project: Upon motion the documents were received and filed, and Resolution No. 334-25 Approving And Establishing Authorized City Representatives As Required To Submit The Grant Reimbursement Draw On The Federal And State Of Iowa Department Of Homeland Security And Emergency Management FEMA Grant Of The Dubuque Bee Branch Gate & Pumping Station Project was adopted.

11. 2024 SRF Green Alley Project - Voluntary Assessment Petition and Waiver Agreements: Upon motion the documents were received and filed, and Resolution No. 335-25 Approving Voluntary Assessment Petition And Waiver Agreements For The 2024 SRF Green Alley Project and Resolution No. 336-25 Resolution Of Necessity For Voluntary Assessment Petition And Waiver Agreements For The 2024 SRF Green Alley Project were adopted.

12. Trackline Sanitary Sewer Reconstruction Project - Consulting Engineering Services RFQ Award: City Manager recommended WHKS & Co for engineering services for the design of the Track Line Sanitary Sewer Reconstruction Project and authorize the City Manager to negotiate an agreement and

execute a contract not to exceed \$500,000 with WHKS & Co for said services. Upon motion the documents were received, filed, and approved.

13. Signed Contracts: Continental Fire Sprinkler Company for Fire Protection System Repair, Replace, and Test Fire Sprinkler Heads-Acceptance of Quote and Contract; Dubuque Community School District for School Resources Officers for School Year 2025- 2026; Dubuque Fire Equipment for Various maintenance on fire extinguishers and other fire equipment; Dubuque Initiatives for professional services; Duke's for Root Roaming Sewer Pipe; Eide Bailly LLP Master Services Agreement; Green Iowa AmeriCorps for the AmeriCorps Host Site; LBC Framing and Electrical for Various electrical & framing work at 6 fire stations; Resilient Mind Psychology, LLC for Psychological Services provided to City of Dubuque Police Department; Shane Steffen for mowing, bailing, and removal of hay services at Dubuque Technology Park; Strand Associates for the Water and Resource Recovery Center Phase 1 2024 Motor Control Center Communication and Programmable Logic Controller Upgrades – Bidding-and-Construction-Related Services; Terracon for Geotechnical Engineering Services for Old Mill Road Lift Station Phase 3; Terracon for Geotechnical Engineering Services for Old Mill Road Lift Station Phase 4; Top Grade Excavating for Storm Sewer Pipe Replacement at Fire Station 2 (2180 JFK Road). Upon motion the documents were received and filed.

14. Abstract of Votes - 2025 Primary Election: City Clerk transmitted the Abstract of Votes for the October 7, 2025, Primary Election as certified by the Dubuque County Board of Supervisors. Upon motion the documents were received and filed.

15. Tobacco Compliance Settlement Agreements: City Manager recommended City Council approval of the following Tobacco Compliance Acknowledgment/Settlement Agreements and authorize the mayor to sign the agreements: Fas Mart #5159, 2175 Central Ave; Caseys, 4003 Peru Rd; EZ Stop I, 1101 Rhomberg Ave (two separate violations); BP Fuel, 1450 Loras Blvd; EZ Stop II, 700 Rhomberg Ave. Establishments that choose to participate in the I-PLEDGE Retailer Training program are granted an affirmative defense, which may be exercised once within a four-year period. Kwik Stop has elected to invoke this defense in response to its three violations at the following locations: Kwik Stop, 4039 Pennsylvania Ave; Kwik Stop, 2320 Gateway Dr.; Kwik Stop, 3201 Central Ave. 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. 337-25 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. Resolution Setting a Public Hearing on a Proposed Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC: Upon motion the documents were received and filed and Resolution No. 338-25 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment And Assumption Agreement Of The Downtown Rehabilitation Loan Agreement By And Between The City Of Dubuque, Iowa And Franklin Investments, LLC To Franklin Apartments, LLC For Property At 39 Bluff Street was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 3, 2025 in the Historic Federal Building.

2. Resolution Setting a Public Hearing on a Subordination Agreement by and among the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank: Upon motion the documents were received and filed and Resolution No. 339-25 Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Franklin Apartments, LLC, And Premier Bank For Interest In City Property Located At 39 Bluff Street was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 3, 2025 in the Historic Federal Building.

3. Resolution Setting a Public Hearing on a Proposed Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC: Upon motion the documents were received and filed and Resolution No. 340-25 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment Of The Development Agreement By And Between The City Of Dubuque And Franklin Investments, LLC To Franklin Apartments, LLC was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 3, 2025 in the Historic Federal Building.

4. Ambassador Court Storm Sewer Replacement Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 341-25 Ambassador Court Storm Sewer 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 November 3, 2025 in the Historic Federal Building.

5. Setting a Public Hearing to Approve a Proposed Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc.: Upon motion the documents were received and filed and Resolution No. 342-25 Setting A Public Hearing To Consider The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Pier Pressure Marine IA, Inc. For Real Property In The City Of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on November 3, 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. Investment and Cash Management Oversight Advisory Commission: One, 3-Year term through July 1, 2028 (Expired term of Ruden). Applicant: Gary Ruden, PO Box 835 – Physical Address Verified.

PUBLIC HEARINGS

1. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 343-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC For The Redevelopment Of The Property At 2541 Central Avenue, Including The Issuance Of Urban Tax Increment Revenue Obligations. Seconded by Wethal. Van Milligen noted that the Downtown Housing Incentive Grant allows the city to use tax revenue generated by the increased property value from the development to provide incentives. The

City Council commended the project for revitalizing Central Avenue and supporting small-scale development. Motion carried 7-0.

2. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and 1248 Iowa St, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Jones to receive and file the documents and adopt Resolution No. 344-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And 1248 Iowa St, LLC For The Redevelopment Of The Property At 1236-1248 Iowa Street, Including The Issuance Of Urban Tax Increment Revenue Obligations. Seconded by Wethal. Brumwell noted that it's not unusual for the primary lender to hold the first secured position for repayment of a loan. Economic Development Director Jill Connors added that the city typically subordinates its loans in this manner, and that City Council-approved housing incentives are applied consistently. City Council commended the project. Motion carried 7-0.

3. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and Ned Oberbroeckling Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement: Motion by Roussell to receive and file the documents and adopt Resolution No. 345-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And Ned Oberbroeckling For The Redevelopment Of The Property At 372 Main Street, Including The Issuance Of Urban Tax Increment Revenue Obligations. Seconded by Wethal. City Council members recognized and commended the project's use of multiple grants, emphasizing that they impose no cost on the city. Motion carried 7-0.

4. Comiskey Park Environmental Covenant: Motion by Sprank to receive and file the documents and adopt Resolution No. 346-25 Approving The Iowa Land Recycling Program Environmental Covenant Between The City Of Dubuque, Iowa And The Iowa Department Of Natural Resources. Seconded by Wethal. Brumwell explained that the covenant is part of the Iowa Land Recycling Program and is a common step to clarify the city's obligations. Van Milligen noted that dozens of properties citywide have similar covenants, most not city-owned, and that the contamination at the subject property originated from a neighboring private party. Motion carried 7-0.

5. Fiscal Year 2026 First Budget Amendment: Motion by Jones to receive and file the documents and adopt Resolution No. 347-25 Amending The Current Budget For Fiscal Year Ending June 2026 (As Last Certified Or Amended On 04/28/2025). Seconded by Wethal. In response to questions, Van Milligen explained that several projects will begin this year and be completed next year due to the late season and the need for community input on park equipment replacements. He noted that the 14th Street overpass project requires a time-consuming environmental review as part of the federal funding process. He added that while the city maintains park equipment well, it eventually needs replacement and community preferences change over time. City Council members noted that the city's parks are unique and that several projects were approved at the previous meeting after funding was identified. Motion carried 7-0.

PUBLIC INPUT

David Barba, 208 Bluff St., Executive Director of Dubuque Main Street, summarized the organization's successful event attendance, improvements in identifying expenditure savings, and shared information on the upcoming State of Main event.

ACTION ITEMS

1. Grand River Center Presentation of Fiscal Year 2025 Annual Report: Motion by Roussell to receive and file the documents and hear the presentation. Seconded by Resnick. Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas presented on the Grand River Center's Fiscal Year 2025 Annual Report. In response to questions, Bonifas noted that additional hotel rooms would benefit the Grand River Center and that construction of the Grand River Center on a former landfill has caused shifting that requires some costly out-of-town repairs. City Council Members commended Grand River Center's efforts and emphasized the need for more hotels. Motion carried 7-0.

2. Approving a Contract with Dubuque Main Street Providing Funds for its SWAP Grant Program: Motion by Jones to receive and file the documents and adopt Resolution No. 348-25 Approving A Grant Administration Agreement With Dubuque Main Street, Ltd. To Administer The Swap Grant Program, Including City Funding. Seconded by Wethal. Connors outlined the city's support for small-scale development and noted that Dubuque Main Street's existing program avoids duplication of efforts. Dubuque Main Street Executive Director David Barba explained that while Dubuque County created the SWAP Grant Program name, Dubuque Main Street developed the program title 'Space and Workplace Activation Program' to match the acronym. City Council Members commended the program and the city's collaboration. Motion carried 7-0.

3. Quarterly Update on New Housing Projects Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Farber. Communications Office staff showed a quarterly update video on new housing projects within the city. The video can also be viewed on the City of Dubuque YouTube channel at https://youtu.be/ZOkxJy781Yg?si=AX-SW9feMlx_wqdX. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Jones reported on a Dubuque Area Retired School Personnel Association meeting, the League of Women Voters of Dubuque Candidate Forum, the ribbon cutting for Crescent Community Health Center's expanded dental clinic, the Envision 2030 event, and the recent passings of Dave Bidler and Dave Roberts.

Roussell reported on a Dubuque Trees Forever tree planting event with Branching Out Dubuque, the University of Dubuque volleyball team volunteering at the community orchard, and Dubuque Main Street's upcoming State of Main awards.

Farber reported on the Telegraph Herald's Salute to Women Awards, for which she delivered the keynote address. Farber also reported on the Dubuque Symphony Orchestra's first chamber music concert and on technology committee meetings with the National League of Cities (NLC).

Sprank reported on the Dubuque Area Labor Harvest's food giveaway event, the Latinx Fiesta, the League of Women Voters of Dubuque Candidate Forum, the ribbon cutting for Crescent Community Health Center's expanded dental clinic, the Envision 2030 event, and the Women in Law Enforcement fundraiser.

Wethal reported that the Dubuque Symphony Orchestra invited visiting musicians to local schools, the Latinx Fiesta, and the Dubuque Museum of Art's opening at its temporary location in the Dupaco Voices building.

Resnick reported on dining at Breitbach's Country Dining in Balltown.

Cavanagh reported on the Latinx Fiesta.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:10 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 City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 9:21 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:21 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk