CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on November 3, 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 Action Item No. 2 was removed from the meeting.

PRESENTATIONS

1. Dubuque NAACP Thomas Determan S.C.O.P.E. Award Presentation to the Jule: RRS Stewart and Anthony Allen of the Dubuque NAACP presented Transportation Services staff with the Thomas Determan Standout Community Organization Pursuing Equity (S.C.O.P.E.) Award, which was awarded to the Jule. Transportation Services Director Ryan Knuckey made brief remarks.

2. Iowa Society of Solid Waste Operations 2025 Innovative Project Award to DMASWA: Solid Waste Agency Administrator Ken Miller recognized the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) for receiving the 2025 Innovative Project Award for its battery recycling program.

PROCLAMATIONS

1. Hospice and Palliative Care Month (November 2025) was accepted by Carole Carroll on behalf of Hospice of Dubuque.

2. Pancreatic Cancer Awareness Day (November 20, 2025) was accepted by Diane Oglesby on behalf of the Michael W. Oglesby Foundation.

CONSENT ITEMS

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

1. Minutes and Reports Submitted: City Council Proceedings of October 20, 2025; Airport Commission of August 12, 2025; Arts and Cultural Affairs Advisory Commission of August 26, 2025; Building Code Advisory and Appeals Board of September 11, 2025; Historic Preservation Commission of September 18, 2025; Parks and Recreation Advisory Commission of September 9, 2025; Zoning Board of Adjustment of September 25, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Tyeandra Glover for vehicle damage; Braden Lechtenberg for vehicle damage; Duane Pitcher for loss of revenue. 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: Tyendra Glover for vehicle damage; Braden Lechtenberg for vehicle damage; Duane Pitcher for loss of revenue. 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. 349-25 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. Authorized Depository Institutions: Upon motion the documents were received and filed, and Resolution No. 350-25 Naming Depository Institutions And Setting Limits For Deposits was adopted.

6. Acceptance of Public Improvements in South Pointe Phase 2 Subdivision: Upon motion the documents were received and filed, and Resolution No. 351-25 Accepting Public Improvements In South Pointe #2 In The City Of Dubuque, Iowa was adopted.

7. North Schmitt Island Collection System Project – Contract #1: Public Improvement Contract – Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 352-25 Accepting The North Schmitt Island Collection System Project – Contract #1 Project And Authorizing The Payment To The Contractor was adopted.

8. Stormwater Management Program Consulting Engineering Services: City Manager recommended City Council approval to release a request for qualifications (RFQ) for the Stormwater Management Program. Upon motion the documents were received, filed, and approved.

9. DuTrac Community Credit Union - Request to Alter the Washington Neighborhood Conservation District Boundary: Motion by Roussell to refer to the Historic Preservation Commission (HPC) for a recommendation. Seconded by Farber. Roussell amended the motion to include “receive and file.” The amendment was seconded by Farber. Planning Services Director Wally Wernimont stated that the HPC discussed this item at its September meeting and determined that the building at 1305 Elm Street is historically significant. The building is located within the Washington Street Neighborhood Conservation District. By a vote of 2–6, the HPC denied a demolition permit to the property owner, DuTrac Community Credit Union. Wernimont stated that if the City Council referred the request back to the HPC, staff would provide additional information on the establishment of the conservation district, and the item would appear on the HPC’s November 20, 2025, agenda. He explained that City Code provides the City Council with four options upon receipt of a written request to establish, expand, or alter a conservation district. Wernimont confirmed that the HPC’s determination of architectural significance was based solely on the building’s historical attributes, and that the commission does not consider external factors such as the proposed 14th Street overpass, which are factors that the City Council may take into account. In response to a question about why the item appeared on the consent agenda, Wernimont explained that, per City Code, the request was required to be placed on this agenda. Because the request was received on short notice, staff recommended deferring discussion to the November 17, 2025, meeting to allow sufficient time to compile all necessary information and ensure the City Council could make a fully informed decision. He confirmed that the City Council could still refer the request back to the HPC at a future meeting.

Brumwell noted that while the four options will remain available at a future City Council meeting, the Council's decision may affect the item's next steps. For example, if the item appears on the consent agenda but the Council wants it considered as an action item, it would need to be placed on a future meeting agenda as an action item. Motion amended by Roussell to receive and file the documents, refer to the City Manager, and place on the November 17, 2025, agenda. Seconded by Farber. Motion carried 7-0.

10. Signed Contract(s): 563 Design, PLLC for the Fire Station #5 – Interior Stair Replacement; 563 Design, PLLC for the Station 5 Emergency Repairs; Communication Engineering Company (CEC) Proposal and Agreement for the IT-Wireless Network Refresh; Cottingham & Butler Insurance Services, LLC for Employer Mandate Reporting Services Contract; Dave Hinz for the Lime Silo Piping Repair; DocuPet for the Pet Licensing Services Agreement; Eastern Iowa Excavating and Concrete, LLC for Street patches for water main repairs; Eastern Iowa Excavating and Concrete, LLC for Regrading of Ditch Over Water Main on Old Davenport Road; Environmental Management Services of Iowa, Inc. for Asbestos Inspection – Eagle Point Park (Veranda, Bridge, and Indian rooms); Eocene Environmental Group, Inc. for the Master Service Agreement for Blum Site Assessment Report; Fowler Public Sector Consulting LLC for Addendum to Independent Contractor Agreement; GRTD Investments, LLC First Amendment to Lease Agreement; Jason Schueller- Schueller Restoration/Xtreme Clean & Coatings for Building Maintenance at Station 3; Jonathan R. Brown for Independent Contractor Agreement; Loucks & Schwartz for Section 8 Housing Choice Voucher Year End closing for June 30, 2024 including successful REAC submission in electronic format as required by HUD (both unaudited & audited); MGT Impact Solutions, LLC for the Executive Recruitment Statement of Work; MRI Software LLC for renewal of recurring software and services for the New Housing Pro System; Pigott, Inc. for Fire Administration Office Update; R&W Restoration LLC for the 3rd & Main St. Chamber Exterior Patio Stone Veneer Remove & Replace; Tschiggfrie Excavating for Primary Clarifier Cleaning. Upon motion the documents were received and filed.

11. Improvement Contracts with Performance, Payment, and Maintenance Bonds Iseler Demolition Inc. for the 500,000 Gallon Double Ellipse Demolition; Top Grade Excavating, Inc. for the Water Systems Improvements 2024 North English Road Water Main Extension. Upon motion the documents were received, filed, and approved.

12. Retail Alcohol License Refund - Gary Dolphin's Iron Bar and Grill: Request from Gary Dolphin's Iron Bar and Grill located at 3333 East 10th St. Suite 104 for a refund of Retail Alcohol License No. LC0046785 in the amount of $406.25 due to change in ownership. Upon motion the documents were received, filed, and approved.

13. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications: Upon motion the documents were received and filed, and Resolution No. 353-25 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 resolutions, and set the public hearing for November 17, 2025. Seconded by Sprank. Motion carried 7-0.

1. Set Public Hearing on Comiskey Park Phase 2 Redevelopment Project and Initiate Public Improvement Bidding Process: Upon motion the documents were received and filed and Resolution

No. 354-25 Comiskey Park Phase 2 Redevelopment 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 17, 2025, in the Historic Federal Building.

BOARDS/COMMISSIONS

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

PUBLIC HEARINGS

1. Resolution Approving an Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC: Motion by Sprank to receive and file the documents and adopt Resolution No. 355-25 Approving An Assignment Of The Development Agreement By And Between The City Of Dubuque And Franklin Investments, LLC To Franklin Apartments, LLC. Seconded by Wethal. When asked if this item and the two following items are standard for such a sale, Van Milligen confirmed that all rights and responsibilities, including the assumption of the current loan, will be assigned to the new developer. Brumwell confirmed that the Development Agreement remains unchanged. Motion carried 7-0.

2. Resolution Approving an Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC: Motion by Jones to receive and file the documents and adopt Resolution No. 356-25 Approving 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. Seconded by Wethal. Motion carried 7-0.

3. Resolution Approving a Subordination Agreement by and among the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank: Motion by Sprank to receive and file the documents and adopt Resolution No. 357-25 Approving 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. Seconded by Farber. Brumwell confirmed that the City previously held the second secured position and did not need to subordinate. The public hearing seeks approval to subordinate the remaining balance owed. Motion carried 7-0.

4. Ambassador Court Storm Sewer Reconstruction Project Public Hearing: Motion by Roussell to receive and file the documents and adopt Resolution No. 358-25 Ambassador Court Storm Sewer Replacement Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Wethal. City Council thanked Engineering staff for their work on this project and emphasized the need for the reconstruction. Motion carried 7-0.

5. Resolution Approving an Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc.: Motion by Wethal to receive and file the documents and adopt Resolution No. 359-25 Approving An 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. Seconded by Sprank. Breitfelder announced receipt of written input from Steve Launspach. City Council Members praised the agreement as an example of a public-private partnership. Van Milligen read a portion of Launspach's letter, emphasizing the City's positive involvement in amending the lease. Motion carried 7-0.

ACTION ITEMS

1. Award contract for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades Project: Motion by Jones to receive and file the documents and adopt Resolution No. 360-25 Awarding contract for the 2025 Water & Resource Recovery Center MCC Communication and PLC Upgrades Project. Seconded by Wethal. Water and Resource Recovery Center (WRRC) Director Deron Muehring described the programmable logic controllers (PLCs) as compact computers that monitor, operate, and collect data from equipment. He noted that the WRRC has faced difficulties sourcing support and replacement parts for its aging PLC models, making system upgrades necessary. Muehring added that the contract limits equipment downtime to four hours for the upgrades and that the WRRC does not require upgrades to occur at a specific time of day. City Council Members noted ongoing discussions on the project and welcomed the prioritization of the largest buildings and components. Motion carried 7-0.

2. Eagle Point Water Treatment Plant Roof Rehabilitation Project - Award Construction Contract: This item was removed from the meeting.

3. Eagle Valley, Westbrook and English Ridge Subdivision Parks Development Projects: Motion by Roussell to receive and file the documents and adopt Resolution No. 362-25 Accepting The Eagle Valley, Westbrook, And English Ridge Subdivision Parks Development Project And Authorizing The Payment Of The Contract Amount To The Contractor. Seconded by Resnick. Motion carried 7-0.

4. Invitation to the Dubuque County 911 Emergency Communications Center Ribbon Cutting: Motion by Farber to receive and file the documents. Seconded by Sprank. Van Milligen provided an overview of the City and Dubuque County partnership on emergency communications and the new 911 Emergency Communications Center Project, with the ribbon cutting scheduled for November 6, 2025, at 4:30 p.m. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Farber reported on meetings to discuss the planned expansion of the Field of Dreams and the upcoming election.

Roussell reported on Dubuque Main Street's State of Main Awards Dinner, a Dubuque Trees Forever tree planting event, Oakview Group's ribbon cutting at Five Flags, and the Dubuque Museum of Art's groundbreaking event.

Jones reported on meetings with the Black Men's Coalition, Oakview Group's ribbon cutting, the State of Main Awards Dinner, the NAACP Freedom Fund banquet, the Sons of American Legion breakfast, the Cancer in Iowa informational event, a DRA board meeting, the Dubuque Museum of Art's groundbreaking, visiting Slater Appliance's new facility, and the upcoming election.

Wethal reported on attending a Dubuque County Early Childhood Board meeting.

Sprank reported on the North End Neighborhood Association's trick or treat event, a DRA board meeting, meeting with representatives from the federal government, a Fly by Night production, and the upcoming election.

Resnick reported on Loras College's inauguration of President Michael Doyle.

Cavanagh referenced his attendance at many of the events that Council Members reported on.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:52 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 8:09 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:09 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk