

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

The Dubuque City Council met in regular session at 6:30 p.m. on December 1, 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. Grand River Center Receives National Recognition from EXHIBITOR Magazine: Parks and Recreation Director Matthew Kalceвич recognized the Grand River Center for being named one of North America's Best Convention Centers in the 2026 EXHIBITOR Magazine Centers of Excellence Awards. Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas also offered remarks regarding the recognition. The article can be viewed online at: <https://www.exhibitoronline.com/news/article.asp?ID=24764>.

PROCLAMATIONS

1. Eradication of Generational Poverty Month (December 2025) was accepted by Caprice Jones on behalf of the Fountain of Youth Program.

2. Human Rights Day (December 10, 2025) was accepted by Human Rights Commissioners Jake Kurczek and Rick Baumhover on behalf of the Human Rights Commission and Human Rights Department.

CONSENT ITEMS

Breitfelder announced that written input was received from Dean Boles regarding Action Item No. 14. 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 November 17, 2025; Cable TV Commission of March 5, 2025; Community Development Advisory Commission of September 3, 2025; Human Rights Commission of October 14, 2025; Library Board of Trustees Update of September 25, 2025; Transit Advisory Board of September 11, 2025; Zoning Board of Adjustment of October 23, 2025; Proof of Publication for City Council Proceedings of November 3, 2025; Proof of Publication for expenditure reports presented at the November 3, 2025 City Council meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Julio Ricardo Vega Chacon for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: Johnny Hill for vehicle damage; Mark Stender 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. 378-25 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. Fiscal Year 2025 City Street Financing Report: City Manager transmitted the annual City Street financing report that has been filed with the Iowa Department of Transportation. Upon motion the documents were received and filed.

6. Fiscal Year 2025 Iowa Urban Renewal Annual Report: Upon motion the documents were received and filed, and Resolution No. 379-25 Approving The Fiscal Year 2025 Urban Renewal Report For The City Of Dubuque was adopted.

7. FY 2027 Annual Tax Increment Financing Report: City Manager transmitted the Annual Tax Increment Financing Report that has been filed with the Dubuque County Auditor. Upon motion the documents were received and filed.

8. bizTimes.biz Article on Building Permits: City Manager provided a copy of a bizTimes.biz article highlighting the increase in building permits issued. Upon motion the documents were received and filed.

9. Recommendation to Approve the Arts & Cultural Affairs Advisory Commission Grants Modification: Upon motion the documents were received, filed, and approved.

10. Community Development Block Grant (CDBG) FY26 Annual Action Plan Amendment #1: Upon motion the documents were received and filed, and Resolution No. 380-25 Adopting The Fiscal Year 2026 (Program Year 2025) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1 was adopted.

11. Lead Poisoning Prevention and Healthy Homes Funding and Agreement with the Visiting Nurse Association (VNA): City Manager recommended approval for a renewed agreement with the Dubuque Visiting Nurse Association for services related to the Childhood Lead Poisoning Prevention Program and Healthy Homes Program and authorize the City Manager to sign the agreement. Upon motion the documents were received, filed, and approved.

12. Interagency Agreement between the City of Dubuque and the Dubuque County Board of Health for Inspection of Pools, Spas and Tattoo Parlor Facilities in Dubuque County: City Manager recommended approval of the sub-contract between the City of Dubuque and the Dubuque County Board of Health for the inspection and enforcement of swimming pools and spas, and tattoo parlors to be effective July 1, 2025, through June 30, 2028 and authorize the City Manager to sign the agreement. Upon motion the documents were received, filed, and approved.

13. 2026 DollarWise Innovation Grant Application: Upon motion the documents were received and filed, and Resolution No. 381-25 Retroactively Authorizing The Filing Of An Application For The 2026 Dollarwise Innovation Grant With The United States Conference Of Mayors was adopted.

14. Urban Sustainability Directors Network (USDN) Grant Application: Upon motion the documents were received and filed, and Resolution No. 382-25 Retroactively Authorizing The Filing Of An Application For The Catalyst Fund With Urban Sustainability Directors Network (USDN) was adopted.

15. Intent to Apply for City of Dubuque AmeriCorps Program: City Manager recommended City Council approval to submit the City of Dubuque's AmeriCorps grant application by the State of Iowa's deadline of December 8. Upon motion the documents were received, filed, and approved.

16. Signed Contracts: 563 Design, PLLC for the Fire Station Headquarters – Interior Remodel; A-L-L Equipment for Service and/or repairs; Business Telephone Supply for Maintenance to Iowa Street Parking Ramp – Elevator Phone Issue; Eastern Iowa Asphalt Maintenance Inc. for the Restripe Parking Ramps; Ellis Appliance for the Emergency Appliance Repairs for Transportation Services; Ehrlich Concrete & Excavating for the June Drive Storm Sewer and Intake Improvements; Evora Energy for the Fuel System Upgrade; Get Control for Get Control Academy Webinars; Knights of Columbus, Dubuque Council No. 510 for display in Washington Park; Musco Corporation DBQ Musco Sports Lighting, LLC for Services and fees for remote control links; Oak View Group for the Legislative Dinner; OPW Fuel Management Systems, Inc. for the Kerper Court Fuel Island EMV Service and Subscription; Origin Design Co. for the FY2025 City of Dubuque Water System Modeling; Overhead Door Company of Dubuque for Labor and/or installation; The Jetter Guy LLC to Provide inspections and service – Fats, oil and grease removal of great trap; Snow Removal Agreements with Adobos Mexican Grill, Cottingham and Butler, Department of Corrections, Fischer Companies, Graham Brothers, Grand Opera House, Hartig, Midwest One Bank, Miller Companies, Northeast Iowa Community College, Premier Bank, and United Way of Dubuque; Sunflower Enterprises, Inc. for the lease of Barge #23, 175x32x5; Valentine Construction Co. for Concrete Work in Port Ramp; Tschiggfrie Excavating for Terminal Street Lift Station Bypass Pumping; WHKS & Co. for the Track Line Sanitary Sewer Relocation Project – Phase One; Wiss, Janney, Elstner Associates, Inc. (WJE) for Proposal structural assessment and material studies for three Caldwell-era buildings at Eagle Point Park. Upon motion the documents were received and filed.

ITEMS SET FOR PUBLIC HEARING

1. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Staver-Muench, LLC 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, adopt Resolution No. 383-25 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 Staver-Muench, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing For The Publication Of Notice Thereof, and set the public hearing for December 15, 2025. Seconded by Jones. Motion carried 7-0.

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. Arts and Cultural Affairs Advisory Commission: One, 3-Year term through June 30, 2027 (Vacant At Large member who lives or works outside the cultural and entertainment district term of Loney-Bichell). Applicants: Ryan Arians, 1201 Madera St.; Rodrigo Marin, 2240 Central Ave.; Erin Martin, 2860 Danlin Ct.; and Sarah Ndagire, 1536 Kehl Ct. Martin spoke in support of her application. Breitfelder stated that written input was received from Arians.

2. Resilient Community Advisory Commission: One, 3-Year term through July 1, 2028 (Vacant term of Evens). Applicant: Lucas Delaney, 1284 University Ave.

3. Zoning Board of Adjustment: One 5-Year term through March 25, 2026 (Vacant term of McCoy). Applicant: Ben Loeffelholz, 3180 Keokuk Crt. Loeffelholz spoke in support of his application.

PUBLIC HEARINGS

1. Eagle Point Water Treatment Plant Roof Rehabilitation Project Public Hearing: Motion by Sprank to receive and file the documents and adopt Resolution No. 384-25 Eagle Point Water Treatment Plant Roof Rehabilitation Project Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Jones. Motion carried 7-0.

PUBLIC INPUT

Breitfelder announced receipt of written input from Elaine Kray, 3095 Lindale St., regarding Action Item No. 1, and Clark Schloz, 2925 Burlington St., regarding Action Item No. 2.

ACTION ITEMS

1. Commercial Air Service Minimum Revenue Guarantee (MRG): Motion by Roussell to receive and file the documents and place on the December 15, 2025, agenda. Seconded by Farber. City Council members discussed the history and current challenges of maintaining air service in Dubuque, emphasizing the importance of receiving this update ahead of the December 10, 2025, deadline for the business community to decide on potential funding support. This decision will help determine whether the City Council must direct the Dubuque Regional Airport Commission to terminate its agreement with Denver Air Connection due to insufficient funding for the MRG. If service is discontinued, the Council will direct the Dubuque Regional Airport Commission to issue Denver Air Connection the required 90-day termination notice, noting that Denver Air Connection may decide to cease service sooner than the 90-day timeframe. Council members also expressed concern that ending the current commercial air service could make it more difficult to attract future air carriers. In response to questions, Airport Director Todd Dalsing explained that the City receives federal funding through the Airport Improvement Program (AIP), which is based on annual passenger enplanements. He noted that as an FAA-certified airport, Dubuque must maintain compliance with FAA standards, requiring ongoing upgrades. The AIP typically covers 90% of project costs for upgrades, with the City responsible for the remaining 10%. Without commercial air service, the City would lose access to this funding and bear the full cost of improvements. Dalsing added that funding is secured through Fiscal Year 2027, with impacts expected in Fiscal Year 2028 if service ends. He also clarified that flights from the University of Dubuque's Aviation School do not count toward enplanement totals. Motion carried 7-0.

2. Fire Department FTE Increase and Fire Cost Recovery Fee: Motion by Jones to receive and file the documents and approve the creation of a Fire Cost Recovery Fee and the addition of five firefighter positions. Seconded by Wethal. Fire Chief Amy Scheller and EMS Bureau Chief Sam Janecke made a presentation. Council members referenced the number of threats identified in the Fire Department's Strategic Plan, highlighting the increasing demands on firefighters. In response to a question, Van Milligen confirmed that while the City has historically collected fees for services, rates for co-payers and insurers have not increased. He stated that an analysis will be conducted every year to determine an annual cost of living (COLA) increase on fees. He clarified that nine additional firefighter positions, that will be requested through the Fiscal Year 2027 budget process, would be fully funded through Fiscal Year 2030 contingent upon a successful Staffing for Adequate Fire and Emergency Response (SAFER) grant, with property tax support required thereafter. He emphasized that only the five additional firefighter positions are being requested at this time. Scheller summarized the previous and current civil service hiring process and Janecke addressed questions about reimbursement rates and cost reporting. Council members expressed support for the recommendations, citing the importance of

cost recovery and aligning staffing levels with national standards to better serve the community. Motion carried 7-0.

3. Award of Public Improvement Construction Contract — Comiskey Park Phase 2 Redevelopment Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 385-25 Awarding The Public Improvement Construction Contract For The Comiskey Park Phase 2 Redevelopment Project. Seconded by Jones. Motion carried 7-0.

4. Repeal of Amendments to City Code Title 2, Chapter 5 - Housing Commission: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Roussell. Breitfelder explained the process leading up to the inadvertent deletion of some required language to Title 2, Chapter 5 of the code of ordinances. Brumwell added that the repeal of Ordinance 33-24 was important to restore the inadvertently deleted language and that staff will revisit future updates to the city code chapter upon the hiring of the new Housing and Community Development Director. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 44-25 Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 5 Housing Agency And Community Development Commissions By Repealing Ordinance 33-24. Seconded by Roussell. Motion carried 7-0.

5. Proposed Amendment to Arts & Cultural Affairs Advisory Commission Ordinance Regarding Membership: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. City staff were unable to confirm the historical context behind the commission membership special qualifications. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 45-25 Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 8 Arts And Cultural Affairs Advisory Commission, Section 5 Membership. Seconded by Wethal. Motion carried 7-0.

6. Amending Tax Increment Ordinance 8-25 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.4 of the Amended and Restated Plan: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Farber. Economic Development Director Jill Connors stated that the Amended Urban Renewal Plan was adopted via public hearings several months ago, and that this current ordinance modifies the plan. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 46-25 Correcting And Amending Ordinance No. 8-25, Previously Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Area Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Redevelopment Project By Adding Subarea T To The Division Of Revenues. Seconded by Farber. Motion carried 7-0.

7. Fire Department 2025-2030 Strategic Plan: Motion by Jones to receive and file the documents. Seconded by Wethal. City Council members commended the Fire Department's efforts and noted that

the threats identified in the strategic plan could serve as opportunities to build future strengths. Motion carried 7-0.

8. Dubuque Historic Federal Building MEP Systems Recommendation of Selection of Professional Consultant Services: Motion by Sprank to receive and file the documents and approve the selection of Shive-Hattery, Inc. as the consultant for the Historic Federal Building MEP Systems Assessment and New Systems Design and authorize the City Manager to negotiate a consultant agreement with Shive-Hattery, Inc. Seconded by Wethal. City Council highlighted the importance of contracting a consultant for this project. Motion carried 7-0.

9. Housing Creation Incentives Staff Recommendations – Updated Matrix: Motion by Roussell to receive and file the documents and adopt the resolution Authorizing The City Manager To Offer And Amend Housing Development Incentives For City Of Dubuque Development Agreements. Seconded by Jones. Connors noted that for-sale condominiums had been discussed in earlier conversations with developers. She emphasized that the Housing Incentives Matrix is intended as a collaborative tool for use with developers. Brumwell added that the matrix has been reformatted with clearer language to improve usability from a development perspective. City Council members referenced Section 2 of the resolution, which grants the City Manager authority to amend the conditions and incentives in the matrix as needed, and requested clarification on that provision. In response, Van Milligen recommended bringing the item back to the next City Council meeting with a clearer explanation of the intent. Motion amended by Roussell to receive and file the documents and place on the December 15, 2025, City Council Agenda. Seconded by Jones. Motion carried 7-0.

10. List of Iowa Economic Development Authority's 2025 Redevelopment Tax Credit Recipients from Dubuque: Motion by Roussell to receive and file the documents. Seconded by Wethal. City Council Members commended the projects that received the tax credits. Motion carried 7-0.

11. Updated Workforce Housing Handout: Motion by Jones to receive and file the documents. Seconded by Sprank. Motion carried 7-0.

12. Ribbon-Cutting Ceremony for Dubuque County 911 Emergency Communications Center Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Farber. Communications Office staff showed a video recap of the ribbon-cutting ceremony for the new Dubuque County Emergency 911 Communications Center, located at 7880 Chavenelle Rd., that was held on November 6, 2025. The video of the full event can be viewed at https://youtu.be/eDqIFDHj3eQ?si=4cOctWDhU_cgJ5WK. City Council Members acknowledged the individuals and organizations who contributed to the new center. Motion carried 7-0.

13. Videos of Eagle Point Park Projects: Motion by Resnick to receive and file the documents and view the videos. Seconded by Sprank. Communications Office staff showed two videos featuring recent improvement projects at Eagle Point Park. The videos can be seen on the City's YouTube channel at: https://youtu.be/InK9126tR_w?si=R9DR_EapTx0CbNOh and <https://youtu.be/5v1HlStrClk?si=gtu5ci1jLRWNEHUc>. City Council Members praised Eagle Point Park and highlighted the value of videos like these in educating the public about the vital work of local government employees. Motion carried 7-0.

COUNCIL MEMBER REPORTS

City Council Members acknowledged Breitfelder's birthday and sang "Happy Birthday."

Jones reported on attending a DRA board meeting, Travel Dubuque board meeting, Field of Dreams Press Conference, a Dubuque Forward meeting, and the recent passing of John Liphardt.

Sprank reported on attending the DRA board meeting, Iowa Tourism Industry meeting, the Dubuque NAACP Turkey Giveaway, and the Holiday Train event.

Farber reported on attending a National League of Cities (NLC) Conference, acknowledging Economic Development Director Jill Connors for her presentation on childcare at the conference, as well as her involvement with the ITC Technology Committee and AI Forum.

CLOSED SESSION

Motion by Jones to convene in closed session at 9:59 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Roussell. 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 10:46 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:46 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk