

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

The Dubuque City Council met in regular session at 6:30 p.m. on January 5, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Resnick, Roussell, Sprank, Staver, 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

SWEARING-IN

1. Swearing-In of Elected Officials and Mayor Pro Tem: Mayor-Elect Brad Cavanagh, Council Members-Elect Chris Staver, Tyson Leyendecker, and Danny Sprank, and Mayor Pro Tem David Resnick were sworn in.

PROCLAMATIONS

1. Human Trafficking and Modern-Day Slavery Prevention Month (January 2026) was accepted by Mary Lechtenberg on behalf of the Coalition Against Human Trafficking and Sexual Exploitation.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Wethal. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of December 15, 2025; Cable TV Commission of November 19, 2025; Historic Preservation Commission of October 16, 2025; Library Board of Trustees Update of November 20, 2025; Zoning Board of Adjustment of November 20, 2025; Proof of Publication for City Council Proceedings of December 1, 2025; Proof of Publication for Expenditure Reports presented at the December 1, 2025 City Council meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Joseph Mayefski for vehicle damage; William Odefy for property damage; Steven Palmer 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: Christian Heim for vehicle damage; Randy Johnson for vehicle damage; Joseph Mayefski for vehicle damage; William Odefy for property damage; Lindsey Williams 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. 1-26 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. Acceptance of Public Improvements in Vintage Estates Subdivision: Upon motion the documents were received and filed, and Resolution No. 2-26 Accepting Public Improvements In Vintage Estates In The City Of Dubuque, Iowa was adopted.

6. Request of Approval CY2026 Civil Service Alternative Process for Police and Fire Hiring: City Manager recommended City Council adopt the change to forego the Civil Service Approval process as allowed under Iowa Code 400.12A and again 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. Upon motion the documents were received, filed, and approved.

7. Signed Contracts: Axon for the Prepared Assist Communications Service; Cintas for Uniform Product Rental and Workplace Services Products; Clarke University for clinical learning experiences for BSN Nursing Students; FEH Design for the Five Flags Civic Center Fire Escape Inspection; Manders Quality Concrete for Paver Installation; Racom Corporation for the 5th Street Ramp Camera Replacement; Zephyr Aluminum Products, Inc. for the ImOn Ice Arena ADA Swing Door Actuator Installation. Upon motion the documents were received and filed.

8. Mediacom Rate Change Notification Letter: Correspondence from Ryan Young, Government Relations Director with Mediacom, informing the City of video programming changes and rate adjustments. Upon motion the documents were received and filed.

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. Setting a Public Hearing to approve the First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Viterra USA Grain, LLC: Upon motion the documents were received and filed and Resolution No. 3-26 Setting A Public Hearing To Consider The First Amendment To The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Viterra Usa Grain, LLC 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 January 20, 2026 in the Historic Federal Building.

2. Grand Harbor Hotel - Assignment of Development Agreement: Upon motion the documents were received and filed and Resolution No. 4-26 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment Of The Development Agreement Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To RG Hospitality, LLC, Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Proposed Assignment Of The Development Agreement, 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 January 20, 2026 in the Historic Federal Building.

3. Grand Harbor Hotel - Assignment of Lease Agreement: Upon motion the documents were received and filed and Resolution No. 5-26 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment Of The Lease Agreement Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To RG

Hospitality, LLC, Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Proposed Assignment Of The Lease Agreement, 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 January 20, 2026 in the Historic Federal Building.

PUBLIC HEARINGS

1. Tanglewood Court Storm Sewer Extension Project Public Hearing: Motion by Resnick to receive and file the documents and adopt Resolution No. 6-26 Tanglewood Court Storm Sewer Extension Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Sprank. In response to questions, Van Milligen and City Engineer Gus Psihoyos confirmed that the project is fully budgeted. Psihoyos noted that the storm sewer issue was identified several years ago and temporarily stabilized, and this project will provide a permanent solution. Motion carried 7-0.

2. Disposal of City Owned Property North of Cedar Crest Court: Motion by Wethal to receive and file the documents and adopt Resolution No. 7-26 Disposing Of An Interest In City Of Dubuque Real Estate Located North Of Cedar Crest Court Pursuant To Agreements Between The City Of Dubuque And JJR Investments, LLC And Between The City Of Dubuque And BNZ Properties, LLC. Seconded by Roussell. In response to a question, Brumwell explained that a quit claim deed transfers the property as-is and without any warranty. Motion carried 7-0.

3. Resolution Approving a Development Agreement by and Between the City of Dubuque, Iowa and GT Novelty Condos, LLC, Including the Issuance of Urban Renewal Tax Increment Revenue Obligations: Motion by Roussell to receive and file the documents and adopt Resolution No. 8-26 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Gt Novelty Condos, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. Karl Stieglitz, 533 Lowell St., spoke in opposition to using Tax Increment Financing (TIF) for the project. Rick Dickinson, President and CEO of Greater Dubuque Development Corporation (GDDC), 205 Hill St., spoke in support of the project. Developer Tom Kelzer, 9565 Royal Wood Dr., emphasized the need for housing and the importance of TIF support. Breitfelder stated that written input was received from Paul Kern, 74 S. Grandview Ave., and Luis Del Toro, 901 Gilliam St. In response to questions, Economic Development Director Jill Connors summarized the Housing Creation Grant Program and TIF. Van Milligen clarified that developers cannot collect rebated tax increases on levies passed by referendum, such as those from the Dubuque Community School District and Northeast Iowa Community College. Van Milligen also stated that incentive programs were created in public meetings and, while consistent, are adaptable based on new information. Kelzer addressed questions on condominium financing, noting many buyers are expected to pay in cash after selling their current homes to downsize. Council members expressed support for the project, citing the need for additional condominium housing in the community. They noted that the developer met all requirements for city incentives and that broader housing incentive policy concerns were outside the scope of this discussion. Motion carried 7-0.

4. Resolution Approving a Subordination Agreement by and between the City of Dubuque, Iowa, Masterpiece Properties, LLC, and Mound City Bank: Motion by Resnick to receive and file the documents and adopt Resolution No. 9-26 Approving A Subordination Agreement By And Among The City Of Dubuque, Iowa, Masterpiece Properties, LLC, And Mound City Bank For Interest In City Properties Located At 675 W 3rd Street And 677 W 3rd Street. Seconded by Wethal. Brumwell confirmed that state law requires a public hearing to approve subordination agreements. Van Milligen and Brumwell acknowledged that while subordinating a loan carries some risk, they are not aware of any instances where the city has incurred a loss as a result. They also noted that the city retains the

option to buy out the primary lender if necessary. Motion carried 7-0.

PUBLIC INPUT

Incoming President and CEO of Greater Dubuque Development Corporation (GDDC) Jason White shared his excitement about working with the City Council in his new role.

ACTION ITEMS

1. Approving the First Amendment to the Development Agreement by and Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the Redevelopment of 1550 Elm Street: Motion by Sprank to receive and file the documents and adopt Resolution No. 10-26 Approving The First Amendment To The Development Agreement By And Between The City Of Dubuque And Greater Dubuque Impact Investment Fund. Seconded by Wethal. Motion carried 7-0.

2. Annual Review of Mayor and City Council Board and Committee Appointments: Motion by Roussell to receive and file the documents and refer to the City Council for discussion. Seconded by Resnick. During the discussion of board and committee assignments, the City Council identified the following changes to appointments: Dubuque Area Convention & Visitor's Bureau - Travel Dubuque Board of Directors: Staver (replacing former Council Member Ric Jones); Dubuque Metropolitan Area Solid Waste Agency Board: Wethal (replacing Jones); Dubuque Racing Association Board of Directors: Staver (replacing Jones); Dubuque Initiatives: Leyendecker (replacing former Council Member Susan Farber); and Dubuque Area Convention & Visitors Bureau - Travel Dubuque Sister City Committee: Leyendecker (replacing former Council Member Farber). Motion amended by Roussell to receive and file the documents and approve the changes made to appointments. Seconded by Resnick. Motion carried 7-0.

3. Work Session Requests - Greater Dubuque Development Corporation Quarterly Updates: Motion by Roussell to receive and file the documents and to reschedule the previously scheduled work session from January 20 to February 16, 2026, at 6:00 p.m., and schedule additional work sessions for April 20, 2026, July 20, 2026, October 19, 2026, and January 19, 2027, at 6:00 p.m. Seconded by Resnick. Motion carried 7-0.

4. Work Session Request - Historic Millwork Outdoor Community Space Update: Motion by Sprank to receive and file the documents and schedule the work session for January 20, 2026, at 6:00 p.m. Seconded by Wethal. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Cavanagh welcomed new Council Members Leyendecker and Staver. He also reported on the annual legislative dinner and the City's new Director of Strategic Partnerships, Anderson Sainci.

Roussell reported on the Bread of Life Presbyterian Church food distribution event, meeting with the new council members, meeting the new HACAP CEO Matt Majeski, and her service as the HACAP Board Treasurer.

Leyendecker thanked city staff for preparing the agenda and materials, and reported on his department orientation meetings and his excitement for council service.

Staver expressed appreciation for assistance with his onboarding to the City Council and commented on the meeting.

Wethal reported on the Dubuque Pride Family Holiday Dinner and commended Sprank's involvement.

In response to Staver's reflection on his first meeting, Resnick stated his intent to approach City Council meetings with an open mind.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:32 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk