

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

The Dubuque City Council met in special session at 5:30 p.m. on January 20, 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 (attended virtually), 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 closed session pursuant to Iowa Code Chapter 21.5 and a work session on the Historic Millwork District Outdoor Community Space.

CLOSED SESSION

Motion by Wethal to convene in closed session at 5:32 p.m. to discuss Confidential Records - Chapter 21.5(1)(a) Code of Iowa. Seconded by Roussell. Motion carried 7-0.

The City Council reconvened in open session at 6:01 p.m.

WORK SESSION

Historic Millwork District Outdoor Community Space

Planning Services Director Wally Wernimont, Assistant Planner Chris Happ Olson, and Brenda Nelson, Principal at Confluence, presented on the Historic Millwork District (HMD) Outdoor Community Space. In response to a question about next steps, Wernimont noted that public feedback favors Concept No. 1 for the planned community space. This concept will be presented as an action item to the City Council within the next month. Van Milligen clarified that the action item will include all the proposed concepts with the council voting on their preferred choice. Wernimont also confirmed that staff from the adjacent Alamo Building have been actively engaged in the process. Due to time constraints, Mayor Cavanagh requested that any remaining questions be emailed to the City Manager and emphasized that the council will have additional time to discuss the matter when it comes forward as an action item next month.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:29 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 6:30 p.m. on January 20, 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 (attended virtually), 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 2026 EXHIBITOR Magazine Centers of Excellence Award: Parks and Recreation Director Matthew Kalcevich recognized the Grand River Center and Oak View Group (OVG 360) staff for their recent Special Award in EXHIBITOR Magazine's 2026 Centers of Excellence Awards. Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas also offered remarks regarding the recognition.

CONSENT ITEMS

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

1. Minutes and Reports Submitted: City Council Proceedings of January 5, 2026; Airport Commission of October 28, 2025; Arts and Cultural Affairs Advisory Commission of September 30, October 28, and November 18, 2025; Library Board of Trustees of August 28, September 25, and November 20, 2025; Proof of Publication for City Council Proceedings of December 15, 2025; Proof of Publication for Expenditure Reports presented at the December 15, 2025 City Council meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Peter Dotterweich for vehicle damage; Richard Herrig for vehicle damage; Alyson Nelson for vehicle damage; Ryan Scherrman for property damage; Daniel Schleter 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: Steven Palmer for property damage; Ryan Scherrman 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. 11-26 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. Resolution Approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC for the Redevelopment of 2541 Central Avenue: Upon motion the documents were received and filed, and Resolution No. 12-26 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC was adopted.

6. Iowa Department of Transportation HMA Sealing Project: Correspondence from Jesse Tibodeau, District Engineer with the Iowa Department of Transportation, notifying the City Council of HMA joint and crack sealing on US-61 from Dubuque Airport to Lake Eleanor Road. Upon motion the documents were received and filed.

7. Request for City Council Ratification of the First Amendment to the International Union of Operating Engineers (IUOE), Local #234 July 1, 2024 CBA: Upon motion the documents were received, filed, and approved.

8. Request for City Council Ratification of the Second Amendment to the Dubuque Professional Firefighters Association (DPFA) July 1, 2024 CBA (Specifically, FLSA OT at 204 Hours, a five (5) year CBA Duration, Wage Re- opener in Years 4 and 5 of the CBA): Upon motion the documents were received, filed, and approved.

9. Acceptance of Grants of Permanent Easement for Storm Sewer Utility across parts of Lots 11 and 12 in Block 3 in Birch Acres, in the City of Dubuque, Iowa from James F. Breitbach and Kelly K. Breitbach, and from Benjamin T. Graham and Cindy J. Graham: Upon motion the documents were received and filed, and Resolution No. 13-26 Accepting A Grants Of Permanent Easement For Storm Sewer Utility Through, Under And Across Parts Of Lots 11 And 12 In Block 3 In Birch Acres, In The City Of Dubuque, Iowa was adopted.

10. City Council Contact Information and Ward Map Flyer: City Manager provided a copy of the City Council Contact Information and Ward Map Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026. Upon motion the documents were received and filed.

11. Winter Reminders Flyer: City Manager provided a copy of the Winter Reminders Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026. Upon motion the documents were received and filed.

12. Signed Contracts: A&G Electric for FY26 Electrical Installation and Repair Service Contract; CrossFit Dubuque for Physical Training For The New Hire Academy; Department of the Army Corps of Engineers, Rock Island District and Union at the Marina for Flowage Easement Disposal; Elevated Landwrx for City Property Maintenance of Tree Clearing, Brush Mowing, and Site Restoration Work; Leadership Shapers PTY Limited for the Complete Mentoring Program Facilitator Pack; Modus Engineering for the Eagle Point WTP Boiler Replacement Project - Study Phase; Neiland Refrigeration for the Grand River Center Walk-In Cooler Compressor Replacement; Northwest Mechanical, Inc for Boiler Replacement at 950 Elm Street – Intermodal Facility; Oak View Group for hosting the City of Dubuque Recognition Day at the Grand River Center; Racom Corporation for 5th Street Ramp Camera Replacement; The Painter Lady, LLC to Paint walls in Room 208B and Base Cabinet Faces in Room 208; ViDL Solutions for Amendment #3 to organizational cultural work; Wellmark Blue Cross and Blue Shield of Iowa for the Administrative Services Agreement. Upon motion the documents were received and filed.

13. Improvement Contracts with Performance, Payment, and Maintenance Bonds: Offset Construction LLC for the Rockwood Court Storm and Sanitary Sewer Repairs. Upon motion the documents were received, filed, and approved.

14. Request for Qualifications for a fundraising campaign consultant for restoration at Eagle Point Park: City Manager recommended City Council approval to distribute the enclosed Request for Qualifications (RFQ) with the purpose of engaging a fundraising consultant for the restoration of the Alfred Caldwell-designed buildings at Eagle Point Park, a collaboration under the Parks and Recreation and Planning Services Departments. Upon motion the documents were received, filed, and approved.

15. Tanglewood Court Storm Sewer Extension Project: Award Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 14-26 Awarding Public Improvement Contract For The Tanglewood Court Storm Sewer Extension Project was adopted.

16. Civil Service Commission - Certified Lists for Fire and Police Promotional Positions: Civil Service Commission submitted the recertified list for the positions of Fire Lieutenant, Division/Bureau Chief, Assistant Fire Marshall, EMS Supervisor, and Fire Captain. The Fire Equipment Operator segment of the Fire Promotional List was previously exhausted. Therefore, a new list of qualified Fire Equipment Operator candidates has been certified. Additionally, the commission is submitting the certified lists for the positions of Police Lieutenant, Police Corporal, Police Captain, and Assistant Chief of Police. Upon motion the documents were received, filed, and made a Matter of Record.

17. Request to Apply for an Environmental Protection Agency Community-wide Assessment Grant in the Amount of \$500,000: Upon motion the documents were received and filed, and Resolution No. 15-26 Authorizing The Filing Of A Grant Application With The Environmental Protection Agency To Assist With Funding Community-Wide Brownfield Assessments was adopted.

18. Tobacco Acknowledgement/Settlement Agreement between the City of Dubuque and Pink Cloud at 4835 Asbury Rd.: Upon motion the documents were received, filed, and approved.

19. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 16-26 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.

20. 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. 17-26 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 hearings as indicated. Seconded by Wethal. Motion carried 7-0.

1. 7800 Chavenelle Building Remodel Project: Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 18-26 7800 Chavenelle Building Remodel 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 February 2, 2026 in the Historic Federal Building.

2. Setting a Public Hearing to Approve First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Bunge USA Grain, LLC: Upon motion the documents were received and filed and Resolution No. 19-26 Setting A Public Hearing To Consider The First Amendment To The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Bunge 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 February 2, 2026 in the Historic Federal Building.

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2026.1: Upon motion the documents were received and filed and Resolution No. 20-26 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2026.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2026.1, For Said Area was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on February 16, 2026 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. Civil Service Commission: Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at the February 2, 2026, city council meeting with the vote on appointments to occur at the March 16, 2026, city council meeting. One, 4-Year Term through April 6, 2030 (Expiring term of Crabill). Applicants: Randall Ludowitz, 867 Barbaralee Dr.; Colleen McKenna, 1360 Mount Pleasant St.; Brian Neises, 1841 Phyllrich Dr.; Tom Parker, 2743 Mineral St.; Darcy VanOstrand, 1222 Lincoln Ave. Neises and Parker spoke in support of their applications. Breitfelder noted that Ludowitz and McKenna submitted written input in support of their applications.

2. Community Development Advisory Commission: One, 3-Year Term through February 15, 2029 (Expiring Low to Moderate Income Area Representative term of Brown). Applicant: Talma Brown, 2004 Windsor Ave. Breitfelder noted that Brown submitted written input in support of the application.

3. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2028 (Vacant term of Conrad). Applicant: Rebecca Bruce, 7926 N. Westbrook Dr. Breitfelder noted that Bruce submitted input in support of the application.

PUBLIC HEARINGS

1. Grand Harbor Hotel - Assignment of Development Agreement: Motion by Resnick to receive and file the documents and adopt Resolution No. 21-26 Approving The 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. Seconded by Wethal. David Westergaard, Chief Financial Officer (CFO) of Riddle's Group, Inc., the company that acquired the property, spoke virtually about the company's vision, which includes branding the property as a Radisson Hotel. Brumwell confirmed that the Development Agreement remains unchanged; the original terms are simply being assigned to the new developer. Brumwell also noted that both the development agreement and lease include language addressing maintenance and upkeep responsibilities. Motion carried 7-0.

2. Grand Harbor Hotel - Assignment of Lease Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 22-26 Approving The Assignment Of The Lease Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holding LLC To RG Hospitality, LLC. Seconded by Wethal. Motion carried 7-0.

PUBLIC INPUT

Breitfelder noted that written input was received regarding Action Item No. 1 from Mike Wright, 385 Burch St.; Ric Jones, 1270 Dunleith Ct.; and S.A. Sutton, 1700 N. Algona.

ACTION ITEMS

1. Request for New Ordinance - Medians 9-8-321.330: Motion by Roussell 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. Police Chief Jeremy Jensen and Brumwell made a presentation. In response to questions, Jensen explained that the ordinance intentionally does not list specific locations; instead, it refers to them in general terms, with the exact locations documented separately outside of the ordinance, since they may change over time. City Council members emphasized that the ordinance does not prohibit panhandling and is intended to address safety concerns rather than impose fines. Brumwell noted that city staff have discretion when issuing municipal infractions, which may include no fine or a minimal fine, tailored to the circumstances. When asked about citations under the City's camping ordinance, Captain Steve Radloff, head of the Community Policing Division, reported that no citations have been issued to date, with most interactions resulting in referrals to community resources. Regarding the City's role in coordinating services for those in need, Assistant City Manager Cori Burbach highlighted efforts such as expanding affordable housing options and funding initiatives like the Community Solutions of Eastern Iowa (CSEI) hotline. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 1-26 Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic, Chapter 8 Pedestrians' Rights And Duties And Adopting A New Section 321.330 Pedestrian Safety; Use Of Certain Medians Prohibited. Seconded by Wethal. Motion carried 7-0.

2. 2026 Federal Legislative Priorities: Motion by Sprank to receive and file the documents and approve the 2026 Federal Legislative Priorities. Seconded by Wethal. City Council members noted that not all initiatives can be included in the federal priorities, even though significant work is being done on items outside those priorities. The listed priorities primarily reflect the Council's established goals and objectives. Motion carried 7-0.

3. New Ladder Truck - Static Display: Motion by Roussell to receive and file the documents and schedule the Fire Department's display of the new 2025 E-One Cyclone ladder truck before the February 2, 2026, City Council meeting starting at 5:30 p.m. in front of the Historic Federal Building on 6th Street. Seconded by Wethal. Motion carried 7-0.

4. Work Session Request: Travel Dubuque Annual Update: Motion by Wethal to receive and file the documents and schedule the work session for February 2, 2026, at 6:00 p.m. Seconded by Roussell. Motion carried 7-0.

5. Work Session Request: City Budget Resources and Online Transparency Tools: Motion by Wethal to receive and file the documents and schedule the work session for March 2, 2026, at 5:15 p.m. Seconded by Sprank. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Wethal reported on her recent tutorial and tour of the landfill as part of her orientation after joining the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) Board.

Sprank reported on attending the ribbon cutting for the Key Hotel and the Table Mound Neighborhood Association's plans to travel to the state capital.

Roussell reported on attending the Key Hotel ribbon cutting and meeting with the new CEO of the Dubuque Regional Humane Society.

Leyendecker reported on continuing his city department orientations, attending his first meeting as a board member for Dubuque Initiatives, and meeting with Table Mound.

Cavanagh reported on attending the Key hotel ribbon cutting and attending the Dubuque Area Chamber of Commerce's young professionals local leaders day, legislative kickoff, and forecast luncheon. He also reported on meetings with Presentation Lantern Center and Building Bridges.

CLOSED SESSION

Motion by Wethal to convene in closed session at 7:38 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Leyendecker. 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 9:35 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:35 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk