

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

The Dubuque City Council met in special session at 6:00 p.m. on February 16, 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 (attended virtually), Staver, 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**

President and CEO Jason White presented a quarterly update on Greater Dubuque Development Corporation (GDDC), addressed questions about the differences between GDDC and the Dubuque Area Chamber of Commerce, and confirmed that the questionnaire GDDC uses with area businesses can be shared with Council.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:26 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 February 16, 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 (attended virtually), 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

PRESENTATIONS

1. 2025 AACE Rising Star Award Recognition: Housing and Community Development Director Maddy Haverland and Deputy Code Official Ben Pothoff recognized Housing Inspector Lucas Gonyier for receiving the 2025 Rising Star Award from the American Association of Code Enforcement (AACE).

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Wethal. During the vote, Staver asked if items could be pulled for discussion. Brumwell clarified that once a motion and second have been made, the vote must proceed. She also outlined the process for pulling consent items, noting that the public is given the first opportunity to pull items, followed by the City Council, prior to a motion and vote occurring. Motion carried 6-1 with Staver voting nay.

1. Minutes and Reports Submitted: City Council Proceedings of February 2 and 9, 2026; Resilient Community Advisory Commission of October 30 and December 4, 2025; Zoning Advisory Commission of December 3, 2025; Proof of Publication for City Council Proceedings of January 20, 2026; Proof of Publication for Expenditure Reports submitted at the January 20, 2026 City Council meeting. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Thomas Davis for property damage; Joselma Fautsch for vehicle damage; Deon Lawrence for vehicle damage; Kim Schmelzer 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: Joselma Fautsch for vehicle damage; Selena Fischer for vehicle damage; Kim Schmelzer 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. 35-26 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. Final Plat of Genesis Subdivision: Upon motion the documents were received and filed, and Resolution No. 36-26 Approving The Final Plat Of Genesis Subdivision, Dubuque County, Iowa was adopted.
6. Plat of Survey of Adair Place: Upon motion the documents were received and filed, and Resolution No. 37-26 Approving The Plat Of Survey Of Adair Place, In The City Of Dubuque, Iowa was adopted.
7. Final Plat of Hirsch Place 2nd Addition: Upon motion the documents were received and filed, and Resolution No. 38-26 Approving The Final Plat Of Hirsch Place 2nd Addition, Dubuque County, Iowa was adopted.
8. Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025: Upon motion the documents were received, filed, and approved.
9. 2024 Catherine Street Storm Sewer Project - Canceling the Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 39-26 Rescinding Resolution No. 137-24 Which Awarded The Public Improvement Contract For The 2024 Catherine Street Storm Sewer Project To Temperley Excavating Co. Cancelling The Project And Contract was adopted.
10. Iowa Department of Transportation Five-Year (2026-2031) 28E Agreement Maintenance and Repair of Primary Roads in Municipalities: Upon motion the documents were received, filed, and approved.
11. Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque: Upon motion the documents were received and filed, and Resolution No. 40-26 Approving An Agreement Between The City Of Dubuque And ITC Midwest, LLC To Operate An Electric Transmission System In The City Of Dubuque was adopted.
12. Accepting the Deed to Certain Real Estate in Dubuque County, Iowa from Merge, LLC: Upon motion the documents were received and filed, and Resolution No. 41-26 Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Merge, LLC was adopted.
13. Signed Contracts: Access Systems for printer installation, repair and/or parts; All Star Environmental LLC for Asbestos Services 6505 Pennsylvania Ave.; Automation Technical Services to Provide Materials, Inspection, and/or Repairs; Dubuque Fire Equipment for Annual Equipment Inspections; Dubuque Plumbing & Heating Co. for the City Hall Annex – Misc Plumbing Improvements; Heiar Fencing Inc. for Install Fence And Railing For Purposes of Safety; Hoyne Power & Landscaping Co. for Trucking and Construction Services; J&R Supply Co, Inc for providing access point ring and lids for maintenance projects and asphalt overlay project; Kafer Lawn Care LLC for Snow and Ice Control Silver Oaks Dr.; State of Iowa for the Fiscal Year 2022 State and Local Cybersecurity Grant Program; Top Grade Excavating, Inc for the Pennsylvania Culvert Undermine Repair; Tri-City Electric Company to Provide & Install Technology Equipment in Classroom at Fire Headquarters; Valentine Construction Co for Julien Dubuque Bridge Sidewalk Snow & Ice Control. Upon motion the documents were received and filed.
14. Wildhorse Productions LLC Pyrotechnics Permit: City Manager recommended City Council approval of a pyrotechnic permit to Wildhorse Productions LLC for an upcoming show at the Five Flags Center on Friday, February 20th and Saturday, February 21st, 2026. Upon motion the

documents were received, filed, and approved.

15. Civil Service Recertified List - Police Captain: Civil Service Commission submitted the recertified list for the position of Police Captain due to an inadvertent omission of a candidate's name from the previously certified list. Upon motion the documents were received, filed, and made a Matter of Record.

16. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 42-26 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.

17. 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. 43-26 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. 2026 Catherine Street Storm Sewer Project: Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 44-26 2026 Catherine Street Storm Sewer 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 March 2, 2026 in the Historic Federal Building.

2. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 1 - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 45-26 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: 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 March 2, 2026 in the Historic Federal Building.

3. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 2 - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 46-26 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: 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 March 2, 2026 in the Historic Federal Building.

4. Setting a Public Hearing for the adoption of the Public Housing Authority Annual Plan for Federal

Fiscal Year 2026: Upon motion the documents were received and filed and Resolution No. 47-26 Setting A Public Hearing To Review And Approve The Public Housing Authority Federal Fiscal Year 2026 Annual Plan was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 6, 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. Human Rights Commission: Two, 3-Year terms through January 1, 2029 (Vacant terms of Kurczek and Zanger). Applicants: Courtney Engevold, 2756 Jackson St.; Juan Montgomery, 36 West 4th St.

PUBLIC HEARINGS

1. Request to Rezone 1090 Radford Road: 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 Resnick. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 5-26 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 1090 Radford Road From CS Commercial Service And Wholesale District To AG Agriculture District. Seconded by Resnick. Motion carried 7-0.

2. Request to Rezone Rustic Point #2: 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 Sprank. Planning Services Director Wally Wernimont made a presentation. Developer Brian Riniker, 2300 Stone Brook Lane, Eldridge, IA, shared that the city is currently experiencing a shortage of R-2 lots. City Council members discussed feedback from some neighbors who believed the lots would remain R-1 and expressed sympathy for their concerns, while others emphasized the demand for R-2 zoning. In response to questions, Riniker explained that he sells lots directly to builders, so it's possible a builder or realtor told neighbors the lots would be R-1. Wernimont addressed questions regarding the dissenting vote from the Zoning Advisory Commission (ZAC), stating the commissioner was concerned that neighbors were told the lots would remain R-1 and about the potential for increased density. Wernimont also noted the existing housing demand and shared that the Unified Development Code (UDC) update is reviewing zoning types. Motion failed 5-2 with Leyendecker and Staver voting nay.

Motion by Roussell to receive and file the communications and approve first reading of an ordinance Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located Along Wagon Wheel Lane And Rustic Point Lane Within The Rustic Point Estates Subdivision From R-1 Single-Family Residential To R-2 Two- Family Residential Zoning District. Seconded by Resnick. Motion carried 5-2 with Leyendecker and Staver voting nay.

3. Planned Unit Development Amendment - 555 John F. Kennedy Road: 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. Wernimont made a presentation. Justin Somerville, of Cafaro Company, 5577 Youngstown Warren Rd, Niles, OH, spoke about the recent momentum at the John

F. Kennedy (JFK) mall. Wernimont, Somerville, and Traffic Engineer Justine Hull addressed questions regarding access points and loading docks for the planned amenities, ADA accessibility, and the reviews by the Development Review Team (DRT) and the ZAC for this amendment and the additional amenities. Motion carried 6-1 with Staver voting nay.

Motion by Roussell for final consideration and passage of Ordinance No. 7-26 Amending Title 16, The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 19-24 Which Provides Regulations For A PUD Planned Unit Development District With A PC Planned Commercial Designation At 555 John F Kennedy Road And Adopting An Amended PUD Ordinance To Amend The Conceptual Development Plan And Signage Regulations. Seconded by Wethal. Motion carried 6-1 with Staver voting nay.

4. Resolution Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area Version 2026.1: Motion by Roussell to receive and file the documents and adopt Resolution No. 48-26 Approving The Amended And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal Area, Version 2026.1. Seconded by Wethal. Motion carried 7-0.

5. Resolution Approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC to Bellevue State Bank: Motion by Sprank to receive and file the documents and adopt Resolution No. 49-26 Approving A Collateral Assignment Of Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC To Bellevue State Bank For Property At 2541 Central. Seconded by Wethal. Brumwell and Economic Development Director Jill Connors addressed questions about the purpose of the collateral assignment, explaining that it provides the developer with upfront cash. Motion carried 7-0.

6. Levi & Sullivan Storm Sewer Extension Project Public Hearing: Motion by Wethal to receive and file the documents and adopt Resolution No. 50-26 Levi & Sullivan Storm Sewer Extension Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Resnick. City Engineer Gus Psihoyos responded to questions about sump pump discharges and the budget planning for this project. Motion carried 7-0.

PUBLIC INPUT

Colleen McKenna, 1360 Mt. Pleasant St.; and Jared McGovern, 12451 Oak Brook Pl., spoke in support of Action Item No. 1. John Schroeder, 889 Cottage Pl., also spoke on Action Item No. 1, offering input on specific areas that should receive greater emphasis in the plan.

Tim Moothart, 3650 Seville Dr.; Sister Richelle Friedman, 1006 Boyer St.; and Sister Kathleen Grace, 3390 Windsor Ave., spoke as members of Building Bridges Dubuque, providing a list of bills introduced by the state legislature related to immigration.

ACTION ITEMS

1. Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan: Motion by Roussell to receive and file the documents and approve the Parks and Recreation Comprehensive Master Plan and to allocate \$50,000 towards a study of the existing aquatic facilities. Seconded by Wethal. Parks and Recreation Director Matt Kalcevich and Marissa Pellegrini of Kimley-Horn presented the plan. In response to questions about the previous aquatics facility study, Pellegrini and Kalcevich confirmed that the study was completed in 2016 and focused on existing conditions rather than future planning, though its information remains valuable for upcoming research. Recreation Manager Dan Kroeger added that the study was primarily a physical assessment of the

two pools, emphasizing structural conditions rather than community engagement. It was noted that a new aquatic facilities study could take up to six months. City Council members commended the plan as a strong starting point for guiding future decisions on parks and highlighted the community's desire for these amenities. Motion carried 7-0.

2. Presentation on Impact of Proposed Iowa Property Tax Bills: Motion by Resnick to receive and file the documents and hear the presentation. Seconded by Wethal. Chief Financial Officer Jennifer Larson made a presentation on the impact of the proposed Iowa property tax bills, which include Senate Study Bill 3001, the Governor's bill Senate Study Bill 3004, and House Study Bill 596. Motion carried 7-0.

3. Central Avenue and White Street Corridor Phase 1 - Parking Mitigation Strategy (14th - 22nd Street) - Approve Professional Consultant Services Agreement: Motion by Sprank to receive and file the documents and adopt Resolution No. 51-26 Approving Professional Services Consultant Agreement With Bolton & Menk, Inc. To Complete The Phase 1 - Parking Mitigation Strategy For The Central Avenue And White Street Corridor. Seconded by Wethal. Hull addressed questions about the number of project phases, the budgeted amount, and the parking locations slated for removal as part of the corridor revitalization. Van Milligen reiterated the council's previous direction to staff to assess parking needs in the area. City Council members emphasized the importance of parking for local businesses and discussed perspectives on hiring additional staff to replace the work of consultants. Van Milligen outlined recent staffing additions, and Psihoyos confirmed recent hires in the Engineering Department. Motion carried 5-2 with Leyendecker and Staver voting nay.

4. Open Container Ordinances: 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. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 8-26 Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic Chapter 7 Operation Division 4 Criminal Offenses, Section 9- 7-321.284: Open Containers In Motor Vehicles; Drivers And Section 9-7-321.284A: Open Containers In Motor Vehicles; Passengers. Seconded by Wethal. Motion carried 7-0.

5. Off-Premises Sign Regulations Moratorium Extension: Motion by Resnick 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. Wernimont summarized the reason for the moratorium and shared that no concerns have been shared by the billboard industry regarding it. Motion carried 7-0.

Motion by Resnick for final consideration and passage of Ordinance No. 9-26 Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 2 Building Construction, Demolition And Moving, Section 14-2-4 Moratorium For Construction Or Other Work On Certain Streets, Areas, Or Facilities By Extending The Off-Premises Sign Moratorium Effective Date To July 1, 2026. Seconded by Wethal. Motion carried 7-0.

6. Tax Increment Ordinance for the Greater Downtown Urban Renewal District: 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. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 10-26 Amending Ordinance No. 53-24, As Amended, Providing That General Property Taxes Levied And Collected

Each Year On All Property Located Within The Greater Downtown Urban Renewal District 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 Urban Renewal Plan For The Greater Downtown Urban Renewal District, By Adding The Old Mercy Subarea To The Division Of Revenues. Seconded by Wethal. Motion carried 7-0.

7. Work Session Request: Dubuque Main Street: Motion by Resnick to receive and file the documents and schedule the work session for March 16, 2026, at 6:00 p.m. Seconded by Wethal. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Leyendecker reported on continuing his department orientations.

Wethal reported on attending an Early Childhood Iowa Division 7 gathering.

Resnick reported on meeting with the CEO of the Dubuque Regional Humane Society.

CLOSED SESSION

Motion by Wethal to convene in closed session at 10:44 p.m. to discuss Confidential Records, Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(c),(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 11:55 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 11:55 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk