

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

The Dubuque City Council met in special session at 6:00 p.m. on March 16, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Pro Tem Resnick; Mayor Cavanagh (attended virtually); Council Members Leyendecker, Roussell, Sprank, Staver, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Pro Tem Resnick read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on Dubuque Main Street.

**WORK SESSION
Dubuque Main Street**

Dubuque Main Street Director David Barba presented Dubuque Main Street's annual report and an overview of the organization. City Council Members praised the organization's various initiatives.

There being no further business, Mayor Pro Tem Resnick 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 March 16, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Pro Tem Resnick; Mayor Cavanagh (attended virtually); Council Members Leyendecker, Roussell, Sprank, Staver, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Pro Tem Resnick read the call and stated this is a special 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 Consent Item No. 17 was removed from the agenda.

PROCLAMATION(S)

1. Honeybee Day (March 25, 2026) was accepted by H.R. Cook and Ava Melbourne on behalf of the Iowa Honey Producers Association and Swiss Valley Bee Club.

CONSENT ITEMS

Motion by Cavanagh to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Roussell. Brumwell advised the motion to be amended to exclude Item No. 17. Motion amended by Cavanagh and seconded by Roussell. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of March 2, 2026; Zoning Advisory Commission of February 4, 2026; Zoning Board of Adjustment of January 22, 2026; Proof of Publication for City Council Proceedings of February 2, 9, and 16, 2026; Proof of Publication for City Council Expenditure Reports presented at the February 2 and 16, 2026 City Council meetings. Upon motion the documents were received and filed.

2. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 75-26 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.

3. Request for City Council Approval to Provide Letters of Support to Developer: City Manager recommended City Council approval to provide two Letters of Support to the developer for inclusion in Spring 2026 Iowa Historic Tax Credit Part 2B applications. These letters pertain to the rehabilitation of the Rouse & Dean Company Foundry Building (990 Washington Street) and First Congregational United Church of Christ (255 W. 10th Street), two historic properties within priority redevelopment areas. Upon motion the documents were received, filed, and approved.

4. Request for Special City Council Meeting on March 23, 2026 at 6:00 PM: City Manager recommended City Council approval to schedule a Special City Council Meeting on March 23, 2026, at 6:00 p.m. to keep the approval timeline on track for items associated with the Gronen/Kilbourne Development Agreement Amendment for the mixed-use project at 5th and Main Streets and associated platting actions. The meeting will take place prior to the 6:30 p.m. public hearing on the proposed Fiscal

Year 2027 tax rate and will be conducted as a separate meeting, as required by Iowa Code. Upon motion the documents were received, filed, and approved.

5. 2025 ADA Sidewalk Curb Ramp Project One Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 76-26 Accepting The 2025 ADA Sidewalk Curb Ramp Project One And Authorizing Final Payment To The Contractor was adopted.

6. 2025 ADA Sidewalk Curb Ramp Project Two Acceptance of Public Improvement Construction Contract: Upon motion the documents were received and filed, and Resolution No. 77-26 Accepting The 2025 ADA Sidewalk Curb Ramp Project Two And Authorizing Final Payment To The Contractor was adopted.

7. Plat of Survey for Right of Way Dedication – Portions of West 5th Street, West 6th Street, Main Street, and the City Alley, as Part of the Gronen Development, Inc. Mixed-use Building Project at the Corner of West 5th and Main Streets: Upon motion the documents were received and filed, and Resolution No. 78-26 Approving The Plat Of Survey For Right Of Way Dedication Of City Lot 62A And City Lot 62B, In The City Of Dubuque, Iowa was adopted.

8. Approval of Plat of Survey (Vacation) of City Lots 648C, 648D, and Lot 1B and 2A of Woodward Place, in the City of Dubuque, Iowa For Vacating Petition (Agreement Between City of Dubuque and Dubuque Museum of Art): Upon motion the documents were received and filed, and Resolution No. 79-26 Approving The Plat Of Survey For Proposed Vacated Streets And Alley Right Of Way Areas In Parts Of City Lots 623B, 648A, 648B, And Lot 2 Of Woodward Place, In The City Of Dubuque, Iowa was adopted.

9. Agreement with Northeast Iowa Community College for proposed Building Entrance Site Improvements at 700 Main Street in Dubuque, Iowa: Upon motion the documents were received and filed, and Resolution No. 80-26 Approving An Agreement between the City of Dubuque, Iowa and Northeast Iowa Community College which provides for a future vacation and sale process for a portion of the W. 7th Street right-of-way lying East of Main Street and facilitates an improvement project by Northeast Iowa Community College was adopted.

10. Calendar Year 2025 Urban Revitalization Program Applications: Upon motion the documents were received and filed, and Resolution No. 81-26 Approving Property Tax Abatement Applications Submitted By Property Owners In Urban Revitalization Areas And Authorizing The Transmittal Of The Approved Applications To The City Tax Assessor was adopted.

11. Private Lead Service Line Replacement Pilot Program - Phase 1 Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 82-26 Accepting The Lead Service Line Replacement – Phase 1 Project And Authorizing Final Payment To The Contractor was adopted.

12. Lead Water Main Replacement Project - Authorization to Solicit Consulting Engineering Design Services RFQ: City Manager recommended City Council approval to release a request for qualifications (RFQ) for design of the Lead Water Main Replacement Project (CIP No. 4281000024) and to submit an Iowa SRF Planning and Design (P&D) Loan to finance planning and design costs associated with the project. Upon motion the documents were received, filed, and approved.

13. Grant Application and Letter of Support to Climate Smart Communities Initiative: Upon motion the documents were received and filed, and Resolution No. 83-26 Retroactively Authorizing The Filing

Of An Application For The Climate Smart Communities Initiative (CSCI) Grant was adopted.

14. Exclusive Soft Drink Provider Agreement for Parks & Recreation Department Facilities: City Manager recommended City Council approval of the Lime Rock Springs 3-year Agreement as the exclusive soft drink provider for the Bunker Hill Golf Course, McAleece concession, Flora and Sutton pool concession, Veterans Memorial Park and the Port of Dubuque Marina. Upon motion the documents were received, filed, and approved.

15. Signed Contracts: Avant Acoustics for Cloud Consulting at the Grand River Center; Ehrlich Excavating Inc. for Utility removals and excavation W. 8th St.; Environmental Management Services of Iowa, INC EMSI for 6505 Pennsylvania Asbestos Abatement; Ferguson Waterworks for the Neptune 360 AMI software support 2/1/26-1/31/27; Geisler Brothers Co. for Administration Building Boiler Additionl (Building 80); Great Sounds Audio Video for JOTC Training Room Projector Replacement and Installation; Municipal Well & Pump for the Flexsteel East Pump – Pull & Inspect; Municipal Well & Pump for the Flexsteel West Pump – Pull & Inspect; Oasis Well & Pump for City owned House DNR approved well abandonment; Origin Design Co. for Task Order No. 24-06B (Amendment No. 2) for the Dubuque Well Fields Fiber 408 Permitting; Shive Hattery Task Order #1 for the Federal Building Parking Lot Reconstruction Project. Upon motion the documents were received and filed.

16. Improvement Contracts with Performance, Payment, and Maintenance Bonds: Portzen Construction, Inc. for the 7800 Chavenelle Building Remodel Project. Upon motion the documents were received, filed, and approved.

17. FY26 Budget Amendment No. 2 Request, Reallocation of remaining Granger Creek Sanitary Sewer Improvements SRF funding from the two completed projects to the Granger Creek Lift Station Project: This item was removed from the agenda.

18. PEG Fund Expenditures: City Manager recommended City Council approval of the Cable TV Commission's recommendations for a total expenditure not to exceed \$110,624.21 (\$100,567.46 in requested funds plus \$10,056.75, to cover increased equipment and shipping costs since applications were submitted) in PEG Equipment Fund expenditures. Upon motion the documents were received, filed, and approved.

19. Lease Amendment and Expansion of City Space at 7900 Chavenelle Road with Dubuque Childcare Collaborative, LLC: City Manager recommended that the City Council approve an amendment to the lease agreement between the City of Dubuque and Dubuque Childcare Collaborative LLC (DCC) that would allow the City to lease additional space, specifically Unit 6 and certain corridor areas, totaling 6,300 square feet. Upon motion the documents were received, filed, and approved.

20. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 84-26 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.

21. Approval of Retail Tobacco Permit and Device Retailer Permit Applications: Upon motion the documents were received and filed, and Resolution No. 85-26 Approving Applications for Retail Tobacco Permits and Device Retailer Permits, As Applicable and 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. Setting Public Hearing for a Proposed First Amendment to Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.: Upon motion the documents were received and filed and Resolution No. 86-26 Intent To Dispose Of An Interest In City Of Dubuque Real Estate By Sale To Gronen Development, Inc. Pursuant To A First Amendment To Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. And Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The First Amendment To 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 March 23, 2026 in the Historic Federal Building.

2. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2026.1: Upon motion the documents were received and filed and Resolution No. 87-26 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2026.1 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2026.1 For Said District was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 20, 2026 in the Historic Federal Building.

3. Setting a Public Hearing - Petition to Vacate and Dispose of Portions of the West 7th Street and Bluff Street right of way and of the alley right of way in the block bounded by Locust Street, West 8th Street, Bluff Street, and West 7th Street in the City of Dubuque, Iowa For Vacating Petition (Agreement between City of Dubuque and Dubuque Museum of Art): Upon motion the documents were received and filed and Resolution No. 88-26 (1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Dubuque Museum Of Art Satisfies The Offering Requirements With Respect To The Real Property And Declaring The Intent Of The City Council To Approve The Development Agreement And Sale To Dubuque Museum Of Art In The Event That No Competing Proposals Are Submitted; (3) Declaring The Intent To Vacate And Dispose Of Parts Of City Street Right Of Way Being City Lots 623B, 648A, 648B, And Lot 2 Of Woodward Place, In The City Of Dubuque, Iowa, To Be Known City Lots 648C, 648D, AND LOT 1B AND 2A Of Woodward Place, In The City Of Dubuque, Iowa And (4) Soliciting Competing Proposals was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 20, 2026 in the Historic Federal Building.

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Civil Service Commission: Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the city council. Mayoral selection of appointments occurred at the February 2, 2026, city council meeting with the vote on appointments to occur at this meeting. One, 4-Year Term through April 6, 2030 (Expiring term of Crabill). Applicant Selected for Appointment by the Mayor: Randall Ludowitz, 867 Barbaralee Dr. Remaining Applicants: Colleen McKenna, 1360 Mount Pleasant St.; Brian Neises, 1841 Phyllrich Dr.; Tom Parker, 2743 Mineral St.; Darcy VanOstrand, 1222 Lincoln Ave. Motion by

Wethal to appoint Ludowitz to the term. Brumwell advised amending the motion to approve the Mayor's appointment. Motion amended by Wethal and seconded by Sprank. Motion carried 7-0.

2. Housing Commission: One, 3-Year term through August 17, 2028 (Vacant term of Dickens). Applicant: Wyatt Pierce, 696 University Ave. Motion by Sprank to appoint Pierce to the term. Seconded by Leyendecker. Motion carried 7-0.

3. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2028 (Vacant term of Davis). Applicant: Parker Scott, 2455 Woodlawn St. Motion by Roussell to appoint Scott to the term. Seconded by Wethal. Motion carried 7-0.

4. Zoning Board of Adjustment: One, 5-Year term through March 25, 2031 (Expiring term of Loeffelholz). Applicant: Ben Loeffelholz, 3180 Keokuk Ct. Motion by Wethal to appoint Loeffelholz to the term. Seconded by Sprank. Motion carried 7-0.

PUBLIC HEARINGS

1. Disposal of City Owned Property North of Cedar Crest Court in Dubuque Iowa: Motion by Cavanagh to receive and file the documents and adopt Resolution No. 89-26 Disposing Of An Interest In City Of Dubuque Real Estate Located North Of Cedar Crest Court Pursuant To An Agreement Between The City Of Dubuque And Jeremy L. And Andrea A. Biedermann. Seconded by Sprank. Motion carried 7-0.

2. 2026 Public Works Overlay Program Sidewalk Curb Ramp Project - Bid Package 3 Public Hearing: Motion by Roussell to receive and file the documents and adopt Resolution No. 90-26 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 3: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Wethal. Motion carried 7-0.

3. Public Hearing and Approval of Third Amendment to the Lease Agreement by and Between the City of Dubuque, Iowa and the Dubuque County Historical Society: Motion by Wethal to receive and file the documents and adopt Resolution No. 91-26 Approving A Third Amendment To The Lease Agreement By And Between The City Of Dubuque, Iowa, And Dubuque County Historical Society. Seconded by Leyendecker. Motion carried 7-0.

PUBLIC INPUT

Nick Fisch, 2040 Bunker Hill Rd., Northeast Iowa Community College (NICC) Board Member, thanked City Council for their support of NICC and summarized how their support benefits NICC.

ACTION ITEMS

1. Request to Rezone Rustic Point #2 - Third Reading: Motion by Roussell for final consideration and passage of Ordinance No. 11-26 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 Sprank. Motion carried 5-2 with Staver and Leyendecker voting nay.

2. 2026 Catherine Street Storm Sewer Project: Award Public Improvement Contract: Motion by

Wethal to receive and file the documents and adopt Resolution No. 92-26 Awarding Public Improvement Contract For The 2026 Catherine Street Storm Sewer Project. Seconded by Roussell. City Council Members commended the Engineering Department for their extensive planning of this project. Motion carried 7-0.

3. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: Award Public Improvement Contract: Motion by Wethal to receive and file the documents and adopt Resolution No. 93-26 Awarding Public Improvement Contract For The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1. Seconded by Sprank. Motion carried 7-0.

4. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: Award Public Improvement Contract: Motion by Wethal to receive and file the documents and adopt Resolution No. 94-26 Awarding Public Improvement Contract For The 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2. Seconded by Leyendecker. Motion carried 7-0.

5. Approve Professional Consultant Services Supplemental Agreement No. 2 Smart Traffic Routing with Efficient & Effective Traffic System (STREETS): Motion by Roussell to receive and file the documents and adopt Resolution No. 95-26 Approving Consultant Professional Services - Supplemental Agreement No. 2 Between The City Of Dubuque And Parsons Transportation Group, Inc. For The Smart Traffic Routing With Efficient And Effective Traffic System (Streets) Project (Iowa DOT Project No. EDP-2100(699)-7Y-31). Seconded by Wethal. Assistant City Engineer Bob Schiesl explained that, because the project is first of its kind, it has experienced delays in implementation. City Manager Mike Van Milligen outlined the project's funding sources, and Schiesl confirmed that the delays in the project timeline will not affect any grant funding. Civil Engineer Dave Ness provided an overview of the STREETS project, including its background and purpose. Motion carried 7-0.

6. Dubuque Fire Department Ladder Truck 4 Push In Ceremony Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Leyendecker. Staff from the Communications Office showed a video featuring the Dubuque Fire Department's push-in ceremony at Station #4 for the new ladder truck. The video can also be seen on the City's YouTube Channel at <https://youtube.com/shorts/UyfmzjEiPZM?si=zxfoJoL2ltcZuqi1>. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Cavanagh reported on attending the Iowa League of Cities' (ILC) Local Leaders Day at the State Capitol.

Leyendecker reported on his department orientation with the Transportation Services Department, a Dubuque Initiatives board meeting, and meeting with David Gamble on downtown strategy.

Roussell reported on attending the Rivers and Roots Expo at the National Mississippi River Museum and Aquarium, a Dubuque Trees Forever board meeting, and initiating the Friends of Dubuque Parks group.

Sprank reported on attending neighborhood association meetings, board meetings for the National Mississippi River Museum and Aquarium and Crescent Community Health Center, the recent opening of a new record store on Jackston St., and the upcoming performance of *The Diary of Anne Frank* at Five Flags.

Wethal reported on attending a Dubuque Metropolitan Area Solid Waste Agency (DMASWA) Board Meeting.

Staver reported on meeting with Travel Dubuque President and CEO Keith Rahe.

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

CLOSED SESSION

Motion by Wethal to convene in closed session at 7:34 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. Mayor Pro Tem Resnick 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 7:49 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Pro Tem Resnick declared the meeting adjourned at 7:49 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk