

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

The Dubuque City Council met in special session at 5:15 p.m. on April 20, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Leyendecker, Roussell, Sprank, Staver, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Absent: Resnick

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 Economic Mobility Progress Update and The Greater Dubuque Development Corporation Quarterly Update

**WORK SESSION No. 1
Economic Mobility Progress Update**

Community Impact and Neighborhood Support Director Antonio Mouzon provided an Economic Mobility Progress Update by improving system coordination, aligning resources, and grounding decisions in community voices and lived experiences. Highlighting updated data on poverty and demographic trends and gaps such as limited coordination, visibility, and equitable access to services. Desiring a collective impact model to achieve long term system changes.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 5:58 p.m.

**WORK SESSION No. 2
Greater Dubuque Development Corporation Quarterly Update**

President and CEO Jason White presented a quarterly update on Greater Dubuque Development Corporations progress on strategic plan goals including business expansion projects, national marketing efforts, and workforce. Highlighting population growth initiatives such as student career engagement and newcomers' integration programs. Siting the impact of Opportunity Dubuque as it shows strong enrollment, high completion rates and long-term regional reach.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:23 p.m.

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

The Dubuque City Council met in regular session at 6:30 p.m. on April 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, 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

PROCLAMATIONS

1. International Dark Sky and Week and Earth Week (April 19-25, 2026) was accepted by Zoe Heiar and Lizzie Sulla on behalf of the City of Dubuque Sustainability Office and Green Iowa AmeriCorps.

2. Arbor Day (April 24, 2026) was accepted by Trees Forever President Tom Kramer on behalf of Dubuque Trees Forever.

3. Dubuque YP Days of Caring (April 24, 2026) was accepted by Dubuque YP Days of Caring Co-Chair Brittney Hayes on behalf of the Dubuque YP Days of Caring Board.

4. National Apprenticeship Week (April 26-May 2, 2026) was accepted by Nick Flogel on behalf of the Mid-America Carpenters Regional Council.

5. Stewardship Week (April 26-May 3, 2026) was accepted by Chairperson for Soil and Water Conservation District (SWCD) Wayne Demmer on behalf of the Dubuque County SWCD.

6. Foster Care Month (May 2026) was accepted by Susie Stroud on behalf of Four Oaks Foster Care and Adoption.

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. Assistant City Clerk Gleason announced that Action item #2 has been pulled from the agenda at the request of the applicant.

1. Minutes and Reports Submitted: Proof of publication for City Council Proceedings of March 23, 2026. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Kevin and Julie Behning for property damage; Travelers the Standard Insurance Company ASO Jandell Gallagher vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 122-26 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.

4. Signed Contracts: CivicPlus for Software; Des Moines Area Community College for education to health care students, and the City of Dubuque, Iowa through its Fire Department; Top Grade Excavating, Inc. for Catherine Street Storm Sewer Project; Globalcom Technologies for installation for the Wilbricht Lane Tree Crew Building Fiber Addition; Westphal and Company for Mt. Carmel Generator and ATS Installation; Midwest Concrete, Inc. for Asphalt Overlay Program Sidewalk Curb Ramp Project; Dubuque Food Pantry for Launch Into Summer party event; Clarke University for advancing workforce development; DROP for software purchase. Upon motion the documents were received and filed.

5. May/June 2026 Issue of City News Newsletter will be mailed and emailed with City utility bills from April 14 - May 5. Upon motion the documents were received and filed.

6. Property Tax Appeal Stipulation of Settlement Notice: A 2025 property tax appeal filed by Alpine Park MHC, LLC for their property located at Parcel No. 10-11-226-002. Upon motion the documents were received and filed.

7. Vacation and Sale of Alley Right of Way Agreement - Kellhoff Properties, LLC Property at 3860 Peru Road: Upon motion the documents were received and filed, and Resolution No. 123-26 Approving an Agreement between the City of Dubuque, Iowa and Kellhoff Properties, LLC was adopted.

8. Request to Authorize Credit Card Processing Forms - Fuel Station Rehabilitation Project: Upon motion the documents were received and filed, and Resolution No. 124-26 Fuel Station Rehabilitation Project - Approving the Merchant Processing Agreement between the City of Dubuque and Citizens Merchant Services was adopted.

9. Acceptance of Granger Creek Lift Station Improvements establishing the final contract amount at \$1,257,914.83 and authorize the payment of the final contract retainage amount of \$62,895.74 to Tri-Con General Construction Inc. for the Granger Creek Sanitary Sewer Pump Station Modification Project. This is a 3.02% increase from the original contract amount of \$1,221,000.00. Upon motion the documents were received and filed, and Resolution No. 125-26 Accepting the Granger Creek Sanitary Sewer Pump Station Modification Project was adopted.

10 FY25 JAG Grant Application approval to apply for the FY25 Justice Assistance Grant (JAG). The grant amount is \$33,689 and requires no cash match. The grant application period ends April 28, 2026. Upon motion the documents were received, filed, and approved.

11 Community Development Block Grant FY 2027 Annual Action Plan adopting the FY 2027 Annual Action Plan as recommended by the Community Development Advisory Commission.

Upon motion the documents were received and filed, and Resolution No. 126-26 Adopting the Fiscal Year 2027 (Program Year 2026) Community Development Block Grant (CDBG) Annual Action Plan was adopted.

12. Retail Alcohol License Renewals: Upon motion the documents were received and filed, and Resolution No. 127-26 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.

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. Set Public Hearing on FY 2027 City Budget: Upon motion the documents were received and filed and Resolutions No. 134-26 Setting the Date for the Public Hearing on the Five-Year Capital Improvement Program for Fiscal Years 2027 Through 2031 for the City of Dubuque and 135-26 Setting the Date for the Public Hearing on the Fiscal Year 2026 Budget for the City of Dubuque was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 28, 2026 in the Historic Federal Building.

2 Tri-State Modelers Lease Agreement: Upon motion the documents were received and filed and Resolution No. 128-26 Setting A Public Hearing to Consider the Lease Agreement by and between the City of Dubuque and Tri-State Modelers for Real Property Located in the City of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 4, 2026 in the Historic Federal Building.

3. Loras Boulevard and Locust Street Storm Sewer Reconstruction Project: Upon motion the documents were received and filed and Resolution No. 129-26 Loras Blvd. & Locust St. Storm Sewer Reconstruction 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 May 4, 2026 in the Historic Federal Building.

4. 2026 Terminal Street Pumping Station Rehabilitation Project authorizing the public bidding process and the advertisement for bids and preliminarily approving the proposed plans, specifications, form of contract, and construction estimate of probable construction cost is \$1,061,000.00. Upon motion the documents were received and filed and Resolution No. 130-26 To Provide for a Notice of Hearing on Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 Terminal Street Pumping Station Rehabilitation Project, and the Taking of Bids Therefor was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 4, 2026 in the Historic Federal Building.

5. Loras Boulevard Reconstruction and Repairs Project Initiate Bid, authorize the public bidding process and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$383,388.50 for the Loras Boulevard Reconstruction and Repairs Project through the adoption of the attached resolution. Upon motion the documents were received and filed and Resolution No. 131-26 Loras Boulevard Reconstruction and Repairs 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 May 4, 2026 in the Historic Federal Building.

6. CY2026 Asphalt Overlay Program Initiate Bid and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$148,000 for the Public Works Asphalt Profile Milling Project. Upon motion the documents were received and filed and Resolution No. 132-26 Public Works Asphalt Milling Profile 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 May 4, 2026 in the Historic Federal Building.

7. Traffic Signal Improvement Project - Asbury, Carter, and Chaney preliminary approval of the construction plans and specifications, form of contract and construction estimate of \$297,082.25; and hereby authorized to advertise for bid proposals for the Asbury, Chaney & Carter Traffic Signal Improvement Project. Upon motion the documents were received and filed and Resolution No. 133-26 Carter, and Chaney Traffic Signal Improvement 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 May 4, 2026 in the Historic Federal Building.

BOARDS/COMMISSIONS

Appointments to the Following Commission to be Made at this Meeting.

1. Housing Commission: One, 3-Year term through August 17, 2027 (Vacant term of Wall) Applicant: Cathy Mauk Dickens, 431 Alpine St. Motion by Roussell to appoint Cathy Mauk Dickens to the term. Seconded by Wethal. Motion carried 7-0.

PUBLIC HEARINGS

1. Amend Historic Millwork District Planned Unit Development to allow removal of a portion of 850 Jackson Street: 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. Planning Services Director Wally Wernimont made a presentation. Applicant Matthew Lund was present to address any questions. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 12-26 Amending Title 16 of the Unified Development Code of the City of Dubuque Code of Ordinances by Rescinding Ordinance 12-21 Which Provides Regulations for a PUD Planned Unit Development District with a Planned Commercial Designation for the Historic Millwork District PUD and now Being Amended to allow the Removal of a Portion of the Building at 850 Jackson Street (Parcel #10-24-484-003). Seconded by Wethal. Motion Carried 7-0.

2. Request to Vacate and Dispose of Portions of an Interest in City Owned Property by Development Agreement with Dubuque Museum of Art: Motion by Sprank to receive and file the documents and adopt Resolution No. 136-26 Approving the Vacation and Disposal of an Interest in Real Property Owned by the City of Dubuque by Sale Pursuant to a Development Agreement by and between the City of Dubuque and Dubuque Museum of Art. Seconded by Resnick. Motion carried 7-0.

3. Dubuque Children's Zoo Lease Agreement: Motion by Resnick to receive and file the documents and adopt Resolution No. 137-26 Approving a Lease Agreement by and between the City of Dubuque and Dubuque Children's Zoo Boosters, Inc. for Real Property Located in the City of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

4. Collateral Assignment of Development Agreement - HG APT, LLC to Bellevue State Bank Motion by Resnick to receive and file the documents and adopt Resolution No. 138-26 Approving A Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hg Apt LLC to Bellevue State Bank for Property at 2901 Central Avenue. Seconded by Sprank. Motion carried 7-0.

5. Development Agreement - Iron Creek Group, LLC for the Redevelopment of 1222-1240 Locust Street: Motion by Roussell to receive and file the documents and adopt Resolution No. 139-26 Approving a Development Agreement by and between the City of Dubuque, Iowa and Iron Creek Group, LLC for the Redevelopment of the Property At 1222-1240 Locust Street, Including the Issuance of Urban Tax Increment Revenue Obligations. Seconded by Wethal. Motion carried 7-0.

6. Development Agreement - Miller Companies, LLC for the Redevelopment of 730 Main Street: Motion by Resnick to receive and file the documents and adopt Resolution No. 140-26 Approving a Development Agreement by and between the City of Dubuque, Iowa and Miller Companies, LLC for the Redevelopment of the Property at 730 Main Street, Including the Issuance of Urban Tax Increment Revenue Obligations. Seconded by Wethal. Motion carried 6-1 with Leyendecker abstaining.

7. Consent to Assignment of Development Agreement - and Carmac Management, Inc. to Linseed Lofts, LLC: Motion by Wethal to receive and file the documents and adopt Resolution No. 141-26 Approving the Consent to Assignment of the Development Agreement by and between the City of Dubuque, Iowa and Carmac Management, Inc. to Linseed Lofts, LLC. Seconded by Sprank. Motion carried 7-0.

8. Consent to Assignment of Development Agreement - Outfly Development, LLC to Verena Ct Exchange, LLC: Motion by Resnick to receive and file the documents and adopt Resolution No. 142-26 Approving the Consent to the Assignment and Assumption of a Development Agreement by and between the City of Dubuque, Iowa and Outfly Development, LLC to Verena Ct Exchange, LLC. Seconded by Wethal. Motion carried 6-1 with Leyendecker abstaining.

9. Grant of Easement - Holy Family Catholic Schools: Motion by Wethal to receive and file the documents and adopt Resolutions No. 143-26 Disposing of City Interest by Grant of Storm Water Detention Basin and Sports Field Easement to Holy Family Catholic Schools, Dubuque, Iowa, Across Part of Lot 2 of the NE 1/4 of the SE 1/4 In Section 15, Township 89 North,

Range 2 East and Part of Lot 1 of Mineral Lot 383, all in the City of Dubuque, Iowa and Resolution No. 144-26 Granting a Storm Water Detention Basin and Sports Field Easement to Holy Family Catholic Schools, Dubuque, Iowa, Across Part of Lot 2 of the NE 1/4 of the SE 1/4 in Section 15, Township 89 North, Range 2 East and Part of Lot 1 of Mineral Lot 383, all in the City of Dubuque, Iowa. Seconded by Leyendecker. Motion carried 7-0.

10. 2026 Pavement Marking Project: Motion by Wethal to receive and file the documents and adopt Resolution No. 145-26 2026 Pavement Marking Project - Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Russell. Motion carried 7-0.

11. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 4: Motion by Roussell to receive and file the documents and adopt Resolution No. 146-26 2026 Public Works Asphalt Overlay Program - Sidewalk Curb Ramp Project - Bid Package 4 - Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Sprank. Motion carried 7-0.

12. Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District Urban Renewal Plan Version 2026.1: Motion by Resnick to receive and file the documents and adopt Resolution No. 147-26 Approving the Amended and Restated Urban Renewal Plan, Version 2026.1, for the Dubuque Industrial Center Economic Development District. Seconded by Wethal. Motion carried 7-0.

13. Public Works Concrete Banding and Crack Sealing Project: Motion by Resnick to receive and file the documents and adopt Resolution No.148-26 Public Works Concrete Banding and Crack Sealing Project - Approval of Plans, Specifications, Form of Contract, And Estimated Cost. Seconded by Wethal. Motion carried 7-0.

14. Ordinance Amendment - Residential Parking Permit District A: 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. City Engineer Gus Psihoyos was present to address questions. Seconded by Sprank. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 13-26 Amending City of Dubuque Code of Ordinances Title 9 Motor Vehicles and Traffic, Chapter 14 Parking, Division 7 Residential Parking Permit Program, Section 9-14-321.733 Residential Parking Permit District A. Seconded by Wethal. Motion carried 7-0.

Assistant City Clerk turned over clerking duties to City Attorney Crenna Brumwell for the remainder of the meeting.

PUBLIC INPUT

1. Mike Welu – Discussed cost allocations in the 2027 budget and encouraged a written policy regarding the allocation procedures.
2. Jared McGovern – Discussed the Sustainability budget and the Park and Recreation budget.

3. Scott Ganshirt discussed the condition of Ceder Cross Road.
4. Robin Kennicker discussed visiting the greenhouse and the benefits of having the greenhouse.
5. Tammy Vandermillen discussed the cleanliness and beautification of Dubuque.

ACTION ITEMS

1. East West Corridor Capacity Improvement Project Right of Way Property Acquisition Approve Offer to Buy Agreement 2300 University Avenue (Butt Property): Motion by Resnick to receive and file the documents and adopt Resolution No. 149-26 Approving Offer to Buy Real Estate and Acceptance Agreement between the City of Dubuque and Stephen J. Butt Trust and Patricia J. Schroeder Trust. Seconded by Wethal. Motion carried 7-0.

2. Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundary; Pulled from the agenda at applicant's request.

3. Federal Emergency Management Agency (FEMA) Building Resilience Infrastructure and Communities (BRIC) grant application for the Bee Branch Creek Watershed Flood Mitigation Project: Motion by Sprank to receive and file the documents and (approve) Seconded by Roussell. Motion carried 7-0.

4. Acceptance Heeb Street Reconstruction Project and authorize the payment of the final contract amount of \$601,779.84 to Pirc-Tobin Construction, Inc. for the Heeb Street Reconstruction Project. Motion by Resnick to receive and file the documents and adopt Resolutions No. 150-26 Accepting the Heeb Street Reconstruction Project and Authorizing Final Payment to the Contractor and Resolution 151-26 Adopting the Final Schedule of Assessment for the Heeb Street Reconstruction Project. Seconded by Wethal. Motion carried 7-0.

5. Funding Recommendation - Sustainable Dubuque Community Grant Program: Motion by Resnick to receive and file the documents and adopt Resolutions No. 152-26 Awarding Sustainable Dubuque Grant to Arboretum and Botanical Gardens and Resolution No. 153-26 Awarding Sustainable Dubuque Grant to Church of the Resurrection and Resolution No. 154-26 Awarding Sustainable Dubuque Grant to Dubuque Community School District and Resolution No. 155-26 Awarding Sustainable Dubuque Grant to Dubuque Rendezvous and Resolution No. 156-26 Awarding Sustainable Dubuque Grant to Hills and Dales and Resolution No. 157-26 Awarding Sustainable Dubuque Grant to Liberty Recovery and Resolution No. 158-26 Awarding Sustainable Dubuque Grant to Revolution Farms LLC. Seconded by Wethal. Motion carried 7-0.

6. Development Agreement Linseed Lofts, LLC Second Amendment: Motion by Sprank to receive and file the documents and adopt Resolutions No. 159-26 Approving the Second Amendment to Development Agreement between the City of Dubuque, Iowa and Linseed Lofts, LLC. Seconded by Wethal. Motion carried 7-0.

7. Ordinance Amendment - Division of Revenue in the Dubuque Industrial Center Economic Development District Urban Renewal Area: 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. 14-26 Correcting and Amending Ordinance No. 46-25, 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 Y to the Division of Revenues. Seconded by Wethal. Motion carried 7-0.

8. Fiscal Year 2027 City Council Budget Questions: Motion by Resnick to receive and file and discuss. Council discussed topics addressed in previous budget hearings and how to move forward in future budgeting years. Seconded by Wethal. Motion carried 7-0.

9. VIDEO: Tour of Dubuque County 911 Emergency Communications Center: Motion by Resnick to receive and file the documents and view the video. Seconded by Russell. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Wethal attended Local News Day at the TH on 4-9-26 – What local newspapers mean to communities and Area Substance Abuse Council (ASAC) – Services available locally and regionally.

Cavanagh reminded residents that Julien Dubuque International Film Festival (JDIFF) is going on now.

CLOSED SESSION

Motion by Wethal to convene in closed session at 9:39 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 10:02 p.m. stating that staff had been given proper direction.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:04 p.m.

/s/Trish L. Gleason, Assistant City Clerk