

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

The Dubuque City Council met in special session at 5:15 p.m. on May 4, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Leyendecker

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 Smart Parking & Mobility Master Plan.

**WORK SESSION
Smart Parking & Mobility Master Plan**

Transportation Services Director Ryan Knuckey provided a presentation on the Smart Parking & Mobility Master Plan. Outlining, making the process as easy as possible, bringing more people downtown, the ability for data gathering, creating a hybrid system, all while keeping the cost in mind. Brian McGann from Walker Consultants was on hand to answer City Council questions.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:25 p.m.

/s/Trish L. Gleason, Assistant 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 May 4, 2026, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

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

Absent: Leyendecker

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. Recognition of the 2025 Emory R. Rodgers Leadership in Building Safety Fellowship Recipient Shane Hoeper: Housing and Community Impact Director Maddy Haverland recognized Shane Hoeper, a plans examiner with the City of Dubuque's Housing & Community Development Department, as the recipient of the 2025 Emory R. Rodgers Leadership in Building Safety fellowship from the International Code Council (ICC).

PROCLAMATIONS

1. Building Safety Month (May 2026) was accepted by Senator Tom Townsend on behalf of the Housing and Community Development Department.

2. Mental Health Month (May 2026) was accepted by Sue Whitty and Brenna Burgart on behalf of Mental Health America of Dubuque County

3. Preservation Month (May 2026) was accepted by Chris Happ Olson, Janice Esser, and members of the Historic Preservation Commission on behalf of the Planning Services Department and the Historic Preservation Commission.

4. Public Service Recognition Week (May 3–9, 2026) was accepted by Jenny Messerich on behalf of the City of Dubuque.

5. Celebration of Indigenous Heritage Day (May 16, 2026) was accepted by Mary Ann Conzett, Grace Dean and LaMetra Murdock on behalf of the Multicultural Family Center.

6. Kids To Park (May 16, 2026) was accepted by Matthew Kalcevich Park and Recreation Director on behalf of the Park and Recreation Department and Dubuque Nature Everywhere.

7. Dubuque Senior High School Speech Team was accepted by Gregory Ernzen on behalf of Dubuque Senior High School with a large group of students in attendance.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Wethal. Motion carried 6-0.

1. Minutes and Reports Submitted: Civil Service from 2-17-26; Resilient Community Advisory Commission from 2-5-26; Community Development Advisory Commission from 3-18-26 and 3-24-26; Human Rights Commission 3-10-26; Zoning Advisory Commission from 11-5-25; Zoning Board of Adjustment from 2-26-26. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Devin Rogan for Vehicle Damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Jandell Gallager/Subrogation by Travelers 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. 164-26 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. Signed Contracts: ACCO Unlimited Corporation for Controller Testing and/or Repairs - Flora and/or Sutton Pool; Advantage Sheet Metal, Inc. for Boiler Replacement - Bunker Hill; Rummel, Klepper & Kahl, LLP for Part 1 - Stormwater Management Program Master Services and Task Order; Rummel, Klepper & Kahl, LLP for Part 2 - Stormwater Management Program Master Services and Task Order 1; Midwest Concrete, Inc. for Pennsylvania Avenue Concrete Panel Replacement; D&D Superior Concrete Construction for W 8th St. Intake and Concrete Replacements. Upon motion the documents were received and filed.

6. Curbside Collection Set-Out Reminders Brochure. Upon motion the documents were received and filed.

7. Hy-Vee, Inc. 2025 Property Tax Appeal Stipulation of Settlement Notice for a 2025 property tax appeal filed by Hy-Vee, Inc. for their properties located at 2395 NW Arterial and 300 and 400 S. Locust Street, both in Dubuque, Iowa. Upon motion the documents were received and filed.

8. Iowa Department of Transportation PCC patching on US-20 from IA-38 to US-61 and on US-61 from the Iowa/Wisconsin State Line to the Jackson County Line Projects Notification. Correspondence from Danielle Alvarez, Assistant District Engineer with the

Iowa Department of Transportation, notifying the City Council of PCC patching on US-20 from IA-38 to US-61 and PCC patching on US-61 from the Iowa/Wisconsin State Line to the Jackson County Line projects. Upon motion the documents were received and filed.

9. Public, Education, and Government (PEG) Access Channel Programming Equipment Fund Expenditures not to exceed \$25,607.32 (\$23,279.38 in requested funds plus \$2,327.94, 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.

10. Amendment No. 18 to Master Co-location and Shared Services Agreement with ImOn Communications LLC to include a conduit sharing agreement along Highway 61 south to the Dubuque Regional Airport. Upon motion the documents were received, filed, and approved.

11. Proposed Conduit Facilities Agreement with Windstream: Upon motion the documents were received, filed, and approved.

12. Lead Water Main Replacement Project Engineering Design Services Contract Award Recommendation to MSA Professional Services, Inc. of Dubuque, Iowa for design of the Lead Water Main Replacement Project (CIP No. 4281000024) and that the City Council authorize the City Manager to enter into contract negotiations to provide professional design services for the project. Upon motion the documents were received, filed, and approved.

13. Award 2026 Pavement Marking Project: Upon motion the documents were received and filed, and Resolution No. 165-26 Awarding Public Improvement Contract for the 2026 Pavement Marking Project was adopted.

14. Award 2026 Public Works Asphalt Overlay Curb Sidewalk Ramp Project Bid Package 4 to Midwest Concrete, Inc. in the amount of \$199,908.60. Upon motion the documents were received and filed, and Resolution No. 166-26 Awarding Public Improvement Contract for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 4 was adopted.

15. Request to Add FTE for Alcohol/Tobacco Compliance Checks adding 0.06 Full-Time Equivalent (FTE) to Police Department staffing to provide Alcohol/Tobacco Compliance Checks. Upon motion the documents were received, filed, and approved.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings for Items No. 1 through 6 as indicated. Seconded by Sprank. Motion carried 6-0.

1. Fiscal Year 2026 Second Budget Amendment: Upon motion the documents were received and filed and Resolution No. 167-26 Setting the Date for the Public Hearing on Amendment No. 2 to 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 May 18, 2026 in the Historic Federal Building.

2. Bee Branch Trail Project - Phase 3 (12th to 9th Street) Concurrence to Initiate Public Bidding Process through Iowa DOT Project: Upon motion the documents were received and filed and Resolution No. 168-26 Bee Branch Creek Trail Project – Phase 3, Iowa Dot Tap-U-2100(711)—8i-31, 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 of Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 18, 2026 in the Historic Federal Building.

3. Greyhound Park Road Water Main Loop Project: Upon motion the documents were received and filed and Resolution No. 169-26 Greyhound Park Road Water Main Loop 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 18, 2026 in the Historic Federal Building.

4. River City Property Management, LLC for the Rehabilitation of 1255-1257 Locust Street Development Agreement: Upon motion the documents were received and filed and Resolution No. 170-26 Fixing the Date for a Public Hearing of the City Council of the City of Dubuque, Iowa on a Development Agreement by and between the City of Dubuque, Iowa and River City Property Management, LLC, Including the Proposed Issuance of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, 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 May 18, 2026 in the Historic Federal Building.

5. Annexation Request — Dubuque Metropolitan Area Solid Waste Agency (DMASWA): Upon motion the documents were received and filed and Resolution No. 171-26 Setting a Public Hearing on an Application for Voluntary Annexation of Territory to the City of Dubuque, Iowa was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 1, 2026 in the Historic Federal Building.

6. Greater Dubuque Impact Investment Fund - 455 East 15th Street Development Agreement: Upon motion the documents were received and filed and Resolution No. 172-26 (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 Greater Dubuque Impact Investment Fund Satisfies the Offering Requirements with Respect to the Real Property and Improvements and Declaring the Intent of the City Council to Approve the Sale to Greater Dubuque Impact Investment Fund in the Event that no Competing Proposals are Submitted; And (3) Soliciting Competing Proposals was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on June 15, 2026 in the Historic Federal Building.

PUBLIC HEARINGS

1. Asbury, Carter & Chaney Traffic Signal Improvement Project: Motion by Resnick to receive and file the documents and adopt Resolution No. 173-26 Asbury, Carter & Chaney Traffic Signal Improvement Project, Approval of Plans, Specifications, Form of Contract, And Estimated Cost. Seconded by Sprank. Motion carried 6-0.

2. Loras & Locust Storm Sewer Reconstruction Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 174-26 Loras Blvd. & Locust St. Storm Sewer Reconstruction Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyos was present to answer questions. Seconded by Wethal. Motion carried 6-0.

3. Loras Boulevard Reconstruction and Repairs Project: Motion by Russell to receive and file the documents and adopt Resolution No. 175-26 Loras Boulevard Reconstruction and Repairs Project, Approval of Plans, Specifications, Form of Contract, And Estimated Cost. City Engineer Gus Psihoyos and Assistant Public Works Manager - Project Manager Max O'Brian were present to answer questions. Seconded by Wethal. Motion carried 6-0.

4. 2026 Public Works Asphalt Milling Profile Project: Motion by Resnick to receive and file the documents and adopt Resolution No. 176-26 2026 Public Works Asphalt Milling Profile Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Wethal Motion carried 6-0.

5. 2026 Terminal Street Pumping Station Rehabilitation Project: Motion by Wethal to receive and file the documents and adopt Resolution No. 177-26 Giving Final Approval to, and Confirmation of, Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 Terminal Street Pumping Station Rehabilitation Project. Seconded by Resnick. Motion carried 6-0.

6. Tri-State Modelers Lease Agreement: Motion by Rousell to receive and file the documents and adopt Resolution No. 178-26 Approving a Lease Agreement by and between the City of Dubuque and Tri-State Modelers for Real Property Located in the City of Dubuque, Iowa. Matthew Kalcevich Park and Recreation Director explained that Tri-State Modelers were remote controlled model airplane enthusiasts. Seconded by Wethal. Motion carried 6-0.

PUBLIC INPUT

1. Dan Reavis from Big A Auto located at 2311 Central Ave. spoke in favor of action item No. 1

2. Adam Schwendinger spoke regarding action item No. 1.

3. Ann Smith spoke regarding sidewalk replacement notices and requirements as a homeowner.

4. Neal Kapp spoke virtually against action item No. 4.

ACTION ITEMS

1. Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundaries: This request involves two separate buildings located on different lots, 2311 and 2327 Central Avenue. Motion by Resnick to receive and file and discuss. Restated Motion by Wethal 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 Roussell. Planning Services Director Wally Wernimont gave a presentation in response to questions. Assistant City Clerk Trish Gleason confirmed that items received earlier that afternoon had been added to the agenda as public Input by applicant Dan Reavis. City Council Members discussed the Historic Preservation Commission's limited scope for considering demolition permits of structures in historic districts and acknowledged that 2311 Central Avenue lacks historical significance whereas 2327 Central Avenue does hold historical significance for Dubuque. Council Members also reflected on the challenges of approving demolition requests within historic districts and affirmed that such decisions are made with careful consideration. Motion carried 6-0.

Motion by Wethal for final consideration and passage of Ordinance No. 20-26 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, By Amending Article 10-8-A-7 Pertaining to Alteration of the Broadway Street Neighborhood Conservation District to Remove the Property At 2311 Central Avenue and referring the request for 2327 Central Avenue to the Historic Preservation Commission for a recommendation. Seconded by Roussell. Motion carried 5-1 with Staver voting nay.

2. 2026 Ken Kringle Awards Presentation: Historic Preservation Commission and Assistant Planner Chris Olson made a presentation on the 2026 Ken Kringle Historic Preservation Award winners; Dubuque County Historic Society for the Mathias Ham House located at 2241 Lincoln Avenue, John, Jenna, and Jace Manders for Holy Ghost School located at 2901 Central Avenue, Gary Carner and Tom Kelzer for the Jacob Rich House located at 890 West 3rd Street, Chris and Gary Stelpflug for the Isaac Bigelow House located at 346 – 348 West Locust Street, and Chris and Alison Richard for the Rider Lacy Block located on the 1700 block of Central Ave. Additionally a Duane Hagerty Award winner Randy Lyon for the creation of the Encyclopedia Dubuque was acknowledged. Motion by Roussell to receive and file the documents. Seconded by Sprank. Motion carried 6-0.

3. Concrete Banding and Crack Sealing Project Award Public Improvement Contract: Motion by Sprank to receive and file the documents and adopt Resolution No. 179-26 Awarding Public Improvement Contract for the Public Works Concrete Banding and Crack Sealing Project. Seconded by Wethal. Motion carried 6-0.

4. Consideration of Street Murals Policy and Hills and Dales' Right-of-Way Request: Motion by Roussell to receive and file the documents and approve. Deanne Althoff from Hills and Dales and Traffic Engineer Justine Hull were present to answer questions and address safety concerns. Seconded by Wethal. Motion carried 6-0.

5. Updated New Housing Units Handouts: Motion by Resnick to receive and file the documents. Discussion was had regarding the new property tax reform law being sent to the Governor's desk for signing and how this reform will affect Tax Increment Financing options for developers and how these changes will affect the city's general fund. Seconded by Sprank. Motion carried 6-0.

6. Work Session Request: iJAG City Life and City Life Alumni Program Presentation and Recommendations: Motion by Resnick to receive and file the documents and schedule a Work Session for May 18, 2026, at 5:15 pm for Spring 2026 iJAG City Life and City Life Alumni Program Presentation and Recommendations. Seconded by Roussell. Motion carried 6-0.

7. Work Session Request: Community Foundation of Greater Dubuque on Contracted Services: Motion by Resnick to receive and file the documents and schedule a work session for the Community Foundation of Greater Dubuque on Contracted Service Agreement Update on May 18, 2026, at 6:00 p.m. Seconded by Wethal. Motion carried 6-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported planting trees at schools and at the orchard.

Mayor Cavanaugh reported touring the orchard to see the freshly planted trees and picking up debris with his Fenelon Neighborhood Association members.

CLOSED SESSION

Motion by Wethal to convene in closed session at 9:38 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 Roussell. Mayor Cavanaugh 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 10:45 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanaugh declared the meeting adjourned at 10:46 p.m.

/s/Trish L. Gleason, Assistant City Clerk