

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

The Dubuque City Council met in regular session at 6:30 p.m. on June 1, 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

PRESENTATIONS

1. 2026 Employee SPIRIT Awards Recognition: Assistant City Manager Cori Burbach introduced the 2026 City of Dubuque SPIRIT Award winners.

PROCLAMATIONS

1. National Poppy Day (Friday before Memorial Day) was accepted by the Mayor on behalf of VFW Post 508 and American Legion Post 6 Auxiliary.

2. Juneteenth National Independence Day (June 19, 2026) was accepted by Adrianna Johnson on behalf of the Multicultural Family Center.

3. Women Veterans Recognition Day (June 20, 2026) was accepted by Dawn Flemming and Christina Schauer on behalf of Tri-State Women Warriors

4. Dornbirn 125th Anniversary Days (June 19-21, 2026) was accepted by Kevin Firnstahl on behalf of the Dubuque Sister City Commission

5. LGBTQIA+ Pride Month was accepted by Chuck Harris on behalf of Dubuque Pride, Inc. and The Alphabet Soup Collective

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.

1. Minutes and Reports Submitted: City Council Proceedings for May 18; Resilient Community Advisory Commission of April 9; Human Rights Commission of April 14; Historic Preservation Commission of March 19; Long Range Planning Advisory Commission of February 18; Community Development Advisory Commission for April 22;

Proof of Publication for City Council Proceedings of April 28 and May 4. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Shannon Brenner for Vehicle Damage; Ann Marie Schroeder for Personal Injury; J&R Rental LLC for Property Damage; Austin Bodenhofer for Property 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: Ann Marie Schroeder for Personal Injury; J&R Rentals LLC 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. 207-26 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: ImOn Communications LLC for Amendment No 18 to Master Co-locations and Shared Services Agreement; Grand River Center / Oak View Group for City Council Goal Setting; Eastern Iowa Asphalt Maintenance, Inc. for Concrete Banding and Crack Sealing Project Public Improvement Contract; Strand Associates, Inc. for Facility Plan Engineering for Operational Support; Eastern Iowa Excavating & Concrete, LLC for Loras Boulevard Reconstruction and Repairs Public Improvement Contract; Gansen Excavating, Inc. for Loras Blvd & Locust St Storm Sewer Reconstruction Project Public Improvement Contract; Kluesner Construction, Inc. for Maintenance Contract Public Improvement Contract; Ostrom Painting & Sandblasting, Inc. for Pavement Marking Project Contract; Fleege Custom Woodworks LLC for Pool Roofing Projects Public Improvement Contract; Stryker for Preventative Maintenance Contract (41); Stryker for Preventative Maintenance Contract (42); Windstream for Proposed Conduit Facilities Agreement; WK Construction Co., Inc. for Public Works Asphalt Milling Profile Project Public Improvement Contract; RaDD Network Solutions, Inc. for Sole Source for Splice Capsules; River City Paving for Valentine Park Walk Path Public Improvement Contract; Giese Sheet Metal Co., Inc. for Vendor Service Agreement Eagle Point Water Roof Rehab Award HVAC; 563 Design for Vendor Service Agreement - Five Flags Theater Renovations; College Lawn Service and Snow Removal LLC for Vendor Service Agreement - Lawn Mowing Services; EMS Industrial, Inc. - Energetics & Badger Electric Motor for Vendor Service Agreement Port Ramp Compressor Repairs; Dubuque Sign Company for Vendor Service Agreement - Sign Replacement/Repairs for Transportation Services; Advantage Sheet Metal, Inc. for Master Services Agreement; Dubuque Fire Equipment for Master Services Agreement; Dubuqueland Door Co. for Master Services Agreement; Gansen Excavating for Master Services Agreement; Germaine Electric for Master Services Agreement; Giese Sheet Metal Co. for Master Services Agreement; Jaeger Plumbing and Pump Inc. for Master Services Agreement; Paulson Electric Company for Master Services Agreement; Top Grade Excavating for Master Services Agreement; Total Maintenance Inc. for Master Services Agreement; Portzen Construction Inc. for Master Services Agreement. Upon motion the documents were received and filed.

6. New Brownfield Redevelopment Flyer: Publication of a flyer highlighting the impact of the EPA Brownfield Redevelopment Program in Dubuque. Dubuque has leveraged \$2 million in EPA Brownfields funding into more than \$942 million in total reinvestment. Upon motion the documents were received and filed.

7. City of Dubuque Consumer Confidence Water Quality Report 2026: The City of Dubuque drinking water met all state and federal water quality requirements and had no drinking water violations in 2025. Upon motion the documents were received and filed.

8. Eagle Point Water Treatment Plant Boiler Replacement Project - Solicit Consulting Engineering Design Services: Authorizing the Water Department to release a request for qualifications for design of the Eagle Point Water Treatment Plant Boiler Replacement Project. Due to the timing of the project, the funding will be subject to the first budget amendment in FY27. Upon motion the documents were received, filed, and approved.

9. White Street Cycle Track – Dubuque Metropolitan Area Transportation Study Transportation Alternatives Program Grant Application Approval: Upon motion the documents were received and filed, and Resolution No. 208-26 Authorizing the filing of a Grant Application with the Dubuque Metropolitan Area Transportation Study Transportation Alternatives Program Grant Assist with Funding the White Street Cycle Track Project was adopted.

10. Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 Acceptance: Upon motion the documents were received and filed, and Resolution No. 209-26 Accepting the Iowa Amphitheater on Schmitt Island Project – Bid Package No. 1 and Authorizing Final Payment to the Contractor was adopted.

11. Kerper Blvd Lift Station Replacement Project Acceptance: Upon motion the documents were received and filed, and Resolution No. 210-26 Accepting the Kerper Boulevard Lift Station Project and Authorizing Final Payment to the Contractor was adopted.

12. National Register of Historic Places - Expansion of the Old Main Historic District by adding the Chadwick Block at 249 West 1st Street for inclusion in the National Register of Historic Places, through a district expansion for the Old Main Street. Upon motion the documents were received, filed, and approved.

13. Safe Streets and Roads for All SMART Project Grant Application and Required Local Match: Upon motion the documents were received and filed, and Resolution No. 211-26 Retroactively authorizing the filing of a grant application with the Federal Highway Administration and U.S. Department of Transportation for a Safe Streets and Roads for all Grant to assist with funding for the Proposed Smart Safety Technology and Rail Crossing Safety Improvements Project was adopted.

14. Approval of an irrevocable license for Creek Valley Campground to encroach on City property and the City Clerk to record the irrevocable license in the office of the County Recorder. Upon motion the documents were received, filed, and approved.

15. Terminal Street Pumping Station Rehabilitation Project Construction Contract Award: Upon motion the documents were received and filed, and Resolution No. 212-26 Awarding Contract for the 2026 Terminal Street Pumping Station Rehabilitation Project was adopted.

16. MacHom Windows, LLC Lease Agreement Second Amendment: Upon motion the documents were received and filed, and Resolution No. 213-26 Approving the Second Amendment to Lease Agreement by and between the City of Dubuque, Iowa and MacHom Windows, LLC was adopted.

17. Approval of Retail Tobacco Permit and Device Retailer Permit Applications: Upon motion the documents were received and filed, and Resolution No. 214-26 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

Assistant City Clerk announced that item No. 2 Water Revenue Capital Loan Notes Planning and Design Loan (State Revolving Loan Fund Program) Private Lead Service Line Replacement Pilot Program - Phase 2. had been pulled from the agenda. Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearing as indicated. Seconded by Sprank. Motion carried 7-0.

1. Municipal Services Center Roof and HVAC Replacement Project: Upon motion the documents were received and filed and Resolution No. 215-26 Municipal Services Center Roof and HVAC Replacement 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 June 15, 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.

Arts and Cultural Affairs Advisory Commission: Two, 3-Year terms through June 30, 2028 (Vacant Arts Representative term of Ochoa and Expiring Arts Representative term of Donald) Applicants: Douglas Donald, 2920 Arbor Oaks Crt. Qualifies for Arts Representative provided written input in support of his application; Gail Chavenelle, 1155 Kelly Ln. Qualifies for Arts Representative.

Board of Library Trustees: Two, 3-Year terms through July 1, 2029 (Expiring terms of Bland and Gregory) Applicants: Andrew Bland, 1227 Timber Hyrst Crt. provided written input in support of his application; Tasha Rosenbaum, 1205 Adeline St. provided written input in support of her application; Paul Uzel, 61 North Algona St.; spoke in support of his application.

Building Code Advisory and Appeals Board: One, 3-Year term through January 1, 2027 (Vacant Commercial Construction Professional term of Beard) Applicant: Rod Schumacher, 3552 Eclipse Cir. Qualifies for Commercial Construction Professional provided written input in support of his application.

Cable Television Commission: Two, 3-Year terms through July 1, 2029 (Expiring terms of Guerrero and Maloney) Applicants: Georgina Guerrero Galvan, 245 Princeton Pl. provided written input in support of her application; Pauline Maloney, 506 Saint George St.

Historic Preservation Commission: One, 3-Year term through July 1, 2029 (Expiring Architect At-Large term of Monk) One, 3-Year term through July 1, 2029 (Expiring Living within the Langworthy District term of Witthoeft) and One, 3-Year term through July 1, 2027 (Vacant Living within the Old Main District term of Gustafson) Applicants: Matthew Kline, 220 West 2nd St. Qualifies for Living within the Old Main District provided written input in support of his application. Christina Monk, 2770 Van Buren Ave. Qualifies for Architect At-Large; Chad Witthoeft, 430 Alpine St. Qualifies for Living within the Langworthy District.

Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2029 (Expiring term of Ward) Applicant: Mark Ward, 2758 Tiffany Crt. provided written input in support of his application.

Park and Recreation Advisory Commission: Two, 3-Year terms through June 30, 2029 (Expiring terms of Axtell and Kennicker) Applicants Ron Axtell, 1895 Norland Dr.; Robin Kennicker, 2929 Elm St. spoke in support of her application.

Zoning Advisory Commission: One, 3-Year term through July 1, 2029 (Expiring term of Christ) Applicant: Jake Koch, 1537 Irving St.

PUBLIC HEARINGS

1. Voluntary Annexation Request – Dubuque Metropolitan Area Solid Waste Agency (applicant and property owner): Motion by Roussell to receive and file the documents and adopt Resolution No. 217-26 Approving an Application for Voluntary Annexation of Territory to the City of Dubuque, Iowa. Ken Miller Solid Waste Agency Administrator responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

2. Request to Rezone 101 Airborne Road by Dubuque Metropolitan Area Solid Waste Agency: 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. Planning Services Director Wally Wernimont made a presentation. Ken Miller Solid Waste Agency Administrator responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 25-26 Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by Reclassifying Hereinafter Described Parcels of Land Located Along Airborne Road and U.S. Highway 20 (Pin 1401400005, 1412226001, 1506326003, 1506351004, 1506376002 And 1507101002) from County A-1 Agricultural, County R-1 Rural Residential, County R-2 Single Family Residential, and County C-1 Conservancy to City HIC Heavy Industrial with

Conditions Concurrently with Annexation into the City of Dubuque. Seconded by Wethal. Motion carried 7-0.

3. Kellhoff Properties, LLC Petition to Vacate the 20' alley right of way lying between Peru Road, Toledo Street, Excelsior Street, and Walker Street. Motion by Sprank to receive and file the documents and adopt Resolutions No. 218-26 Vacating of the 20' Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa and Resolution No. 219-26 Disposing of City Interest the 20' Alley between Toledo Street and Walker Street and between Lots 521 thru 526 and Lots 527 thru 532 of North Dubuque, in the City of Dubuque, Iowa, to be known as Lots 521A, 522A, 523A, and 524A of North Dubuque, in the City of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

4. Property Owners Reiss and Blong, Fondell, and Hemesath Petition to Vacate Certain Street Right of Way Easements in Julien Addition: Motion by Sprank to receive and file the documents and adopt Resolutions No. 220-26 Vacating Certain Street Easements in Julien Addition, City of Dubuque, Iowa and Resolution No. 221-26 Disposing of City Interest in Certain Street Easements in Julien Addition, City of Dubuque, Iowa. Seconded by Wethal. Motion carried 7-0.

5. North Schmitt Island Collection System Project - Contract #2: Motion by Resnick to receive and file the documents and adopt Resolution No. 222-26 North Schmitt Island Collection System Project – Contract #2, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. Seconded by Wethal. Motion carried 7-0.

6. Asbury, Carter and Chaney Traffic Signal Improvement Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 223-26 Asbury, Carter & Chaney Traffic Signal Improvement Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyis and Engineering Technician Duane Richter responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

7. Southwest Arterial / US 52 ITS Corridor Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 224-26 Southwest Arterial / US 52 ITS Corridor Project, Approval of Plans, Specifications, Form of Contract, and Estimated Cost. City Engineer Gus Psihoyis responded to questions from council. City Engineer Gus Psihoyis and Engineering Technician Duane Richter responded to questions from Council. Seconded by Resnick. Motion carried 7-0.

8. Private Lead Service Line Replacement Pilot Program - Phase 2: Motion by Sprank to receive and file the documents and adopt Resolution No. 225-26 Giving Final Approval to, and Confirmation of, Plans, Specifications, Form of Contract and Estimate of Cost for the Lead Service Line Replacement - Phase 2 Project. Water Department Director Chris Lester responded to questions from Council. Seconded by Roussell. Motion carried 7-0.

PUBLIC INPUT

Assistant City Clerk Trish Gleason announced that written public input Related to Action

Item No. 3, Selection of Preferred Concept for the Historic Millwork District Outdoor Community Space was submitted by Scott Corwell and Susan Price.

Related to Action Item No. 1, Dan McDonald spoke in support of Request to Alter the Broadway Street Neighborhood Conservation District Boundaries by Dan Reavis owner of Big A Auto.

Related to Action Item No. 1, Dan Reavis spoke in support of Request to Alter the Broadway Street Neighborhood Conservation District Boundaries as the owner of Big A Auto.

ACTION ITEMS

1. Big A Auto - Request to Alter the Broadway Street Neighborhood Conservation District Boundaries: Motion by Resnick to receive and file and council discussion. Seconded by Leyendecker. Planning Services Director Wally Wernimont made a presentation.

Restated 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 Leyendecker. Motion carried 6-1 with Roussell voting Nay.

Motion by Resnick for final consideration and passage of Ordinance No. 26-26 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 2327 Central Avenue. Seconded by Leyendecker. Motion carried 6-1 with Roussell voting Nay.

2. Construction of an Off-Street Parking Lot at the Corner of 5th and Locust Street Request: Motion by Roussell to receive and file the documents and adopt Resolution No. 226-26 Allowing for the Construction of an Off-Street Parking Lot at the Corner of 5th and Locust Street in a C-5 Downtown Commercial District in the City of Dubuque, Iowa. Seconded by Sprank. Motion carried 6-1 with Leyendecker abstaining.

3. Selection of Preferred Concept for the Historic Millwork District Outdoor Community Space: Motion by Roussell to receive and file the documents and approve Concept 1, which features upper and lower lawn areas, a central event space, integrated art features, play space, and catenary lighting, creating a flexible and visually engaging park environment with Option A. with the removal of the temporary parking lot now. Seconded by Wethal. Motion carried 5-2 with Leyendecker and Staver voting Nay.

4. Smart Parking & Mobility Management Plan - Pay by Plate Multi-Space Meter System Request: Motion by Roussell to receive and file the documents and approve the Transportation Services Parking Division selecting a vendor from the proposals submitted in the Request For Proposal process to replace the outdated on-street meters in the downtown area and also, install equipment for our surface lots. Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Wethal. Motion carried 7-0.

5. Smart Parking & Mobility Management Plan - Mobile LPR System Request: Motion by Resnick to receive and file the documents and approve the Transportation Services Parking Division selecting a vendor from the proposals submitted for the Mobile License Plate Recognition Enforcement Request for Proposal with a final contract being brought back to City Council for final approval Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Wethal. Motion carried 7-0.

6. 440 West 3rd Street, LLC Workforce Housing Tax Credit Application Support: Motion by Resnick to receive and file the documents and adopt Resolution No. 227-26 Supporting the Submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by 440 West 3rd St, LLC. Seconded by Sprank. Motion carried 7-0.

7. Authorization to Submit Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response Grant Application: Motion by Rousell to receive and file the documents and approve. Fire Chief Amy Scheller responded to questions from Council. Seconded by Wethal. Motion carried 7-0.

8. Areas of Persistent Poverty Study, Master Plan Development, and Implementation Project Consultant Approval: Motion by Sprank to receive and file the documents and approve the City to negotiate an agreement and execute a contract with Jarrett Walker and Associates for services. Transportation Services Director Ryan Knuckey responded to Council questions. Seconded by Resnick. Motion carried 7-0.

9. Bee Branch Trail Project - Phase 3 (12th to 9th Street) Award: Motion by Resnick to receive and file the documents and adopt Resolution No. 228-26 Awarding Public Improvement Contract for the Bee Branch Creek Trail Project – Phase 3 Iowa Dot Tap-U-2100(711)—8I-3. Seconded by Wethal. Motion carried 7-0.

10. Request to Continue Fire Cost Recovery Ordinance to June 15, 2026, City Council Meeting: Motion by Rousell to receive and file the documents and approve the requests that the fire cost recovery ordinance to be moved to the agenda for the June 15th meeting. Seconded by Wethal. Motion carried 7-0.

11. Initiation of Recruitment Process for City Manager: Motion by Resnick seconded by Leyendecker to receive and file and council discussion. Seconded by Leyendecker. Restated motion by Resnick to receive and file and approve option 1 to Request for Proposals for External Recruitment Services Under this option, the City would develop and issue a Request for Proposals seeking qualified executive recruitment firms specializing in local government leadership recruitment. This option allows the City Council to evaluate multiple firms, approaches, and pricing structures before selecting a consultant. Seconded by Leyendecker. Motion carried 7-0.

12. VIDEO: New Housing Creation - Spring Update: Motion by Resnick to receive and file the documents and view the video. The video can also be viewed on the City's YouTube channel at <https://youtu.be/dmCB7-Bu4JM> Seconded by Leyendecker. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council member Sprank reported on attending a Marshallese celebration recognizing the forming of their country where he extended a hand of friendship to the Marshallese Speaker of the House, Senator, and Assistant Attorney General who were flown in for the celebration. Attending meetings with Dubuque Forward and Neighborhood Associations. Attending a Fly By Night production, All That Jazz concert as well as the Pride Festival. He encouraged everyone to vote in the Primary election being held on June 2.

Council member Resnick reported on his recent travel to Europe to visit a family he met through the Foreign Exchange Student program.

Mayor Cavanagh reported on an upcoming trip to Washington DC to have discussions with representatives and the upcoming Chamber Fly In. He also encouraged everyone to vote in the upcoming Primary election and closed out the night by Congratulating the current graduates.

CLOSED SESSION

Motion by Wethal to convene in closed session at 10:45 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Roussell. 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 1:42 a.m. on June 2, 2026, stating that staff had been given proper directions.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 1:42 a.m. on June 2, 2026

/s/Trish L. Gleason, Assistant City Clerk