

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

The Dubuque City Council met in special session at 5:15 p.m. on August 3, 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 (arrived during the first work session), 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 work sessions on Iowa Senate File 2472 and Imagine Dubuque.

**WORK SESSIONS
Iowa Senate File 2472 and Impacts on the City of Dubuque**

Chief Financial Officer Jennifer Larson made a presentation on Iowa Senate File 2472. Larson and Van Milligen responded to questions on implementation timeframes. City Council Members shared concerns about the uncertainty surrounding how the legislation will be implemented and its outcomes. This work session concluded at 5:56 p.m.

Imagine Dubuque Update

Planning Services Director Wally Wernimont and Assistant Planner and Imagine Dubuque Project Manager Jason Duba presented on Imagine Dubuque Implementation. In response to a question, Wernimont confirmed that staff can track visits to the Imagine Dubuque webpage and report those numbers to the Council.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:20 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 August 3, 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

CONSENT ITEMS

Roussell requested Item No. 12 be held for separate discussion. Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated, except No. 12. Seconded by Wethal. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of July 20, 2026; Historic Preservation Commission of June 18, 2026; Zoning Board of Adjustment of June 25, 2026. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Lora David for vehicle damage; Sheri Henschel for property damage; Kay Konrady for vehicle damage; Patti Richey for vehicle 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: Rick Ackley for property damage; Lora David for vehicle damage; Sheri Henschel for property damage; Kay Konrady for vehicle damage; Patti Richey for property damage; Terry Willenborg 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. 291-26 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. Eagle Point Water Treatment Plant Boiler Replacement Project - Consulting Engineering Design Services Contract Award Recommendation: City Manager recommended City Council approval of Strand Associates, Inc. of Madison, Wisconsin for design of the Eagle Point WTP Boiler Replacement Project (CIP Nos. 4281000054 and 4281000057) as a part of a request for qualifications (RFQ) process and to request authorization from City Council to enter into contract negotiations to provide professional design services for the project. Upon motion the documents were received, filed, and approved.

6. Kohl's Department Stores #985 2025 and 2026 Property Tax Appeal Stipulation of Settlement Notice: Senior Counsel transmitted notice of a Stipulation of Settlement for a 2025 and 2026 property

tax appeal filed by Kohl's Department Stores for their property located at 2995 NW Arterial, Parcel No. 1017426003. Upon motion the documents were received and filed.

7. Garbage Collection Assessments: Upon motion the documents were received and filed, and Resolution No. 292-26 Authorizing The City To Collect Delinquent Garbage Collection Charges In Accordance With Title 6-4-3A And Title 6-8-2 Of The Code Of Ordinances Of The City Of Dubuque, Iowa was adopted.

8. Approval of 2025 City Council Proceedings: Upon motion the documents were received, filed, and approved.

9. Approval of Plat of Survey (Vacation) of a portion of the Main Street and West 7th Street Right of Way to be known as Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa For Vacating Petition - Northeast Iowa Community College (NICC) Building Entrance Improvements Project: Upon motion the documents were received and filed, and Resolution No. 293-26 Approving The Plat Of Survey For Proposed Vacated Street Right Of Way In Part Of City Lot 25A, In The City Of Dubuque, Iowa was adopted.

10. Signed Contracts: Clockwork Partners to provide and service viewing towers at Eagle Point Park; East Central Intergovernmental Association for the EPA FY26 Brownfield Assessment Grant; Eastern Iowa Excavating & Concrete, LLC for the 9th St. Brick Removal and Pave; Eastern Iowa Excavating & Concrete, LLC for the Greyhound Park Water Main Looping Project; EMS Industrial, Inc – Energetics & Badger Electric Motor for Port Ramp Compressor Repairs; F & W Service Company for Inspections on Mechanic Shop Lift; Geograph for Crescent Link Tier 1 Annual Enterprise Site Subscription; HDR Engineering, Inc. for Task Order Nine for the EW Corridor BUILD Grant Support; Kruser Septic Service for WRRP Primary Clarifier Cleaning; Lange Sign Group for the Five Flags Digital Sign Replacement; Leslein Trucking for Lime Residuals (Lime Sludge) Removal, Hauling, Transportation, Storage and Disposal Services 2026; Oak View Group for August 12, 2026 Event; Site Access Agreement with Holy Family Catholic Schools; TSYS Merchant Solutions, LLC for Amended Rates. Upon motion the documents were received and filed.

11. Public Improvement Contracts with Performance, Payment, and Maintenance Bonds: Eastern Iowa Directional Drillers, LLC for the Southwest Arterial/US 52 ITS Corridor Project; JQ Construction, LLC for the Lead Service Line Replacement – Phase 2 Project. Upon motion the documents were received, filed, and approved.

12. Recommendation for net increase in Human Resources Department of 1.0 FTE for the addition of the Workforce and Compensation Analyst position: Motion by Roussell to receive and file the documents and approve the creation of a Workforce & Compensation Analyst position as part of a Human Resources Department restructuring. Seconded by Sprank. Chief Human Resources Officer Shelley Stickfort summarized the position and the department's long-term organizational structure goals. Van Milligen confirmed that while staff have identified current fiscal savings from staff vacancies to fund the position, funding for future fiscal years will need to be identified. Van Milligen also summarized the City Council's prioritization of staff recruitment and retention and the resulting increase in Human Resources activities. City Council Members discussed how the expanding role of artificial intelligence (AI) might impact the position and the budget process used to evaluate additions to staffing. Motion carried 5-2 with Wethal and Leyendecker voting nay.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings for August 17, 2026, beginning at 6:30 p.m. in the Historic Federal Building. Seconded by Leyendecker. Motion carried 7-0.

1. JFK Water Tower Interior Piping and Expansion Joint Replacement Project - Set a Public Hearing and Initiate Public Bidding: Upon motion the documents were received and filed and Resolution No. 294-26 JFK Tower Interior Piping And Expansion Joint 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, therefore setting a public hearing.

2. Setting a Public Hearing - Petition for Vacation and Disposal of a portion of the Main Street and West 7th Street Right of Way to be known as Lot 25B of Block 11, Dubuque Downtown Plaza, in the City of Dubuque, Iowa: Upon motion the documents were received and filed and Resolution No. 295-26 Of Intent For The Vacation And Disposal Of A Portion Of City Lot 25A, In The City Of Dubuque, Iowa, Being A Part The West 7th Street And Main Street Right Of Way, To Be Known As Lot 25B, Of Block 11, Dubuque Downtown Plaza, In The City Of Dubuque, Iowa was adopted, therefore setting a public hearing.

3. Greeley Street Utility Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 296-26 Greeley Street Utility 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, therefore setting a public hearing.

4. Resolution Setting a Public Hearing To Consider the Amended and Restated Lease Agreement By and Between the City Of Dubuque and RG HOSPITALITY, LLC for the Grand Harbor Hotel: Upon motion the documents were received and filed and Resolution No. 297-26 Setting A Public Hearing To Consider The Amended And Restated Lease Agreement By And Between The City Of Dubuque And RG Hospitality, LLC For Real Property In The City Of Dubuque, Iowa was adopted, therefore setting a public hearing.

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. Community Development Advisory Commission: One, 3-Year term through February 15, 2028 (Vacant Low/Moderate Income Rep. term of Jeter); One, 3-Year term through February 15, 2029 (Vacant At-Large term of Monzena). Applicants: Rakitta Fischer, 2409 Jackson St. (Qualifies for At-Large term and Low/Moderate Income Rep. term); Paul Uzel, 61 North Algona St. (Qualifies for At-Large term).

2. Transit Advisory Board: Three, 3-Year terms through July 30, 2029 (Expiring terms of Brown, Orwoll, and Serna). Applicants: Marilyn Cole, 1321 Tomahawk Dr.; Greg Orwoll, 2635 West 32nd St.; Dora Serna, 2160 Marion St.

PUBLIC HEARINGS

1. Communications Facility License Agreement: NCWPCS MPL 29 - Year Sites Tower Holdings LLC (Louis Murphy Park Cell Tower): Motion by Resnick to receive and file the documents and adopt Resolution No. 298-26 Approving The Communications Facility License Agreement By And Between The City Of Dubuque And NCWPCS MPL 29 – Year Sites Tower Holdings LLC For Real Property Located In The City Of Dubuque, Iowa. Seconded by Sprank. Motion carried 7-0.

2. Dubuque Fire Headquarters Bunkroom Remodel Project: Motion by Wethal to receive and file the documents and adopt Resolution No. 299-26 Dubuque Fire Headquarters Bunkroom Remodel Project Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost. Seconded by Sprank. In response to a question, Van Milligen and Fire Chief Amy Scheller confirmed that although the department is currently conducting a facilities evaluation, Fire Headquarters will remain at its present location. Motion carried 7-0.

3. Public Hearing for the Issuance of Not to Exceed \$2,542,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) – Terminal Street Pumping Station Rehabilitation Project: Motion by Resnick to receive and file the documents and adopt Resolution No. 300-26 Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. Seconded by Wethal. Motion carried 7-0.

4. Public Hearing for the Issuance of Not to Exceed \$2,663,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) – Water & Resource Recovery Center Industrial Controls Project: Motion by Wethal to receive and file the documents and adopt Resolution No. 301-26 Taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. Seconded by Roussell. Van Milligen clarified that the project involves replacement of the existing control system as part of routine maintenance and is unrelated to the previous explosion at the facility. Motion carried 7-0.

PUBLIC INPUT

Lincoln Elementary School Principal Megan Elsinger, 555 Nevada St., spoke in support of Action Item No. 2, summarizing the need to convert the street to one-way.

Carolyn Kelley, of Dubuque Forward, 900 Jackson St., thanked the City for its support in lighting the Town Clock and shared that the organization is interested in engaging with the City regarding Action Item No. 3.

Jean McDonald, 3120 Eagle Point Dr.; Jane Schmidt, 1377 Wood St.; and Leonard Dress, 541 Groveland Pl., summarized concerns with Eagle Point Park and requested it become a City Council priority.

Nino Erba, 180 W. 15th St. Apt. 306, emphasized the Data Center Information & Community Input Report Work Session be adequately publicized as a session occurring before the regular City Council meeting.

ACTION ITEMS

1. FY27 Dubuque Regional Humane Society Contracted Services Agreement and Negotiations: Motion by Resnick to receive and file the documents and approve a five-year contracted services agreement between the City of Dubuque and the Dubuque Regional Humane Society effective July 1, 2026-June 30, 2031. Seconded by Roussell. Public Health Director Mary Rose Corrigan summarized

the history of the City's contract with the Humane Society and outlined potential options for housing and impounding stray, abandoned, lost, or held animals should the City discontinue that service with the Humane Society. She also noted that staff can review how other cities manage similar needs. City Council members expressed the need for a broader discussion on the issue. Motion carried 7-0.

2. Nevada St. One-Way Pilot Conversion between Forest Ln. and W. 5th St. adjacent to Lincoln Elementary School: 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 Leyendecker. City Engineer Gus Psihoyos explained that the one-way conversion had previously been implemented as a pilot and that the proposed ordinance would make the change permanent. He also noted that staff can install speed counters at intersections near the school to assess whether speeding is occurring and can review available speed-control alert options. Principal Elsinger added that crossing guards are stationed at the intersection of W. 5th Street and Nevada to enhance safety. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 31-26 Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic, Chapter 7 Operation, Section 321.305 One-Way Streets. Seconded by Leyendecker. Motion carried 7-0.

3. Downtown Master Plan Update Request for Proposals (RFP): Motion by Wethal to receive and file the documents and adopt Resolution No. 302-26 Authorizing The Release And Posting Of The Request For Proposals For The Downtown Master Plan Update, City Of Dubuque, Iowa. Seconded by Sprank. Planning Services Director Wally Wernimont summarized the purpose of the plan along with its boundaries and proposed timeline. City Council Members commented on the timeline, offering suggestions that ranged from confirming with the selected consultant whether the proposed schedule is realistic to postponing the RFP process until several ongoing downtown projects are completed. City Council Members also emphasized the importance of leveraging other plans, partnering with stakeholders, and incorporating community input. Motion carried 6-1 with Staver voting nay.

4. Opportunity Zone 2.0 Application Submission: Motion by Resnick to receive and file the documents and approve submission of an application for Opportunity Zone 2.0 designation through the Opportunity Iowa program, administered by the Iowa Economic Development Authority (IEDA). Seconded by Wethal. Motion carried 7-0.

5. Work Session Request: Data Center Information & Community Input Report: Motion by Resnick to receive and file the documents and schedule the work session for August 17, 2026, at 5:15 pm. Seconded by Sprank. City Council Members clarified that the session will not include a public comment period and is intended to review the collection of previous input received on data centers. Motion carried 7-0.

6. Work Session Request: Parks and Recreation Aquatic Facility Study: Motion by Roussell to receive and file the documents and schedule the work session for September 21, 2026, at 5:30 p.m. Seconded by Resnick. Motion carried 7-0.

7. Auburn Street and Custer Street Infrastructure Reconstruction Project Video: Motion by Resnick to receive and file the documents and view the video. Seconded by Leyendecker. City staff showed a video of the Auburn and Custer Street Reconstruction Project, which is upgrading century-old infrastructure and modernizing water, sanitary sewer, and stormwater systems. The video can be seen on the City's YouTube channel at https://youtu.be/9_YkqSjs_Ec?si=YqbTNv_oaEB98_UY. Motion carried 7-0.

8. Public Works Sewer Maintenance Crew Video: Motion by Roussell to receive and file the documents and view the video. Seconded by Leyendecker. City staff showed a video of the Public Works Department's sewer crew. This video can be seen on the City's YouTube channel at: <https://youtu.be/OHVlw0-xSaQ?si=gUld3cZg1N0v9T3k>. Motion carried 7-0.

9. Dubuque Welcomes RAGBRAI Video: Motion by Leyendecker to receive and file the documents and view the video. Seconded by Resnick. City staff showed a video highlighting the 2026 edition of the Register's Annual Great Bike Ride Across Iowa (RAGBRAI), which ended in Dubuque on Saturday, July 25. This video can also be viewed on the City's YouTube at https://youtu.be/OH2_Y_2e85w. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Roussell reported on recent and upcoming volunteer efforts with Friends of Dubuque Parks.

Wethal reported on the Dubuque Museum of Art's annual meeting and the point in time count.

Sprank reported on participating in a baseball event with special needs kids in Dyersville and the City's Data Center Public Input Sessions.

Resnick remarked that he was glad to see an emphasis on positive developments taking place.

Cavanagh reported on distributing soccer balls to members of Miracle League as part of a partnership with FIFA through the U.S. Conference of Mayors. Cavanah also reported on the Dubuque County Fair and hosting Mayor Hiroto Fujii from Minokamo, Gifu Prefecture, Japan.

CLOSED SESSION

Motion by Wethal to convene in closed session at 8:52 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Staver. 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 9:22 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:22 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk