



**CITY OF DUBUQUE, IOWA  
CITY COUNCIL MEETING**  
Historic Federal Building: 350 W. 6th  
Street - Second-Floor Council  
Chambers.  
September 2, 2025 at 6:30 PM

**Council meetings are streamed live and archived at  
[www.cityofdubuque.org/media](http://www.cityofdubuque.org/media) and broadcast on CityChannel Dubuque  
Mediacom cable channel 8 or digital 117.2 and ImOn channel 5.**

### **PROVIDING VIRTUAL PUBLIC INPUT**

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### **ROLL CALL ORDER FOR MEETING**

Cavanagh, Jones, Roussell, Resnick, Farber, Sprank, Wethal

### **REGULAR SESSION**

**6:30 PM**

### **PLEDGE OF ALLEGIANCE**

### **PRESENTATIONS**

#### **1. Barry Lindahl Savvy Over 60 Award Recognition**

Senior Counsel Barry Lindahl will be recognized for receiving the TH Media's Savvy Over 60 Award.

### **PROCLAMATIONS**

#### **1. Nathaniel and Charlotte Morgan Peace Week (September 1 - 6, 2025)**

On behalf of the Nathaniel Morgan Memorial Committee.

2. **Days of Peace and Nonviolence (September 6 - 28, 2025)**  
On behalf of the Dubuque International Day of Peace Coordinating Committee.
3. **Crop Hunger Walk Day in Dubuque (September 27, 2025)**  
On behalf of Dubuque Area Congregations United.

### **CONSENT ITEMS**

1. **Minutes and Reports Submitted**  
City Council Proceedings for August 18, 2025; Historic Preservation Commission of July 17, 2025; Human Rights Commission of July 8, 2025; Library Board of Trustees Minutes of June 23, 2025; Library Board of Trustees Update of July 24, 2025; Long Range Planning Advisory Commission of May 21, 2025; Park and Recreation Advisory Commission of July 8, 2025.  
**Suggested Disposition: Receive and File**
2. **Notice of Claims and Suits**  
Lubenow Express, LLC for vehicle damage.  
**Suggested Disposition: Receive and File; Refer to 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:  
Lubenow Express, LLC for vehicle damage; Major Joseph Jenkins for property damage.  
**Suggested Disposition: Receive and File; Concur**
4. **Approval of City Expenditures**  
City Manager recommending City Council approval for payment of City expenditures.  
**RESOLUTION** 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  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**
5. **Intent to Apply for Local Housing Trust Funds through Iowa Finance Authority for 2026**  
City Attorney recommending City Council approval to apply for Local Housing Trust Fund dollars in the amount of \$253,317.00 from the Iowa Finance Authority for calendar year 2026.  
**RESOLUTION** Authorizing Submittal Of The Application For Local Housing Trust Funds To The Iowa Finance Authority  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**
6. **Grand River Center Floor Slab Lifting & Leveling Project - Acceptance of Public Improvement Construction Contract**

City Manager recommending City Council adopt the attached resolution accepting the improvements and authorize the final payment of the contract amount of \$73,286.20 to Keller North America, Inc., for the Grand River Center Floor Slab Lifting & Leveling Project.

**RESOLUTION** Accepting The Grand River Center Floor Slab Lifting & Leveling Project

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**7. September/October 2025 City News Newsletter**

City Manager providing a copy of the September/October 2025 issue of the City News newsletter, which will be mailed with City utility bills from August 13 through September 10. This issue and archived issues are available at

[www.cityofdubuque.org/citynews](http://www.cityofdubuque.org/citynews)

**Suggested Disposition: Receive and File**

**8. Contract amendment for home advocacy and nursing services for HUD Lead and Healthy Homes grant**

City Manager recommending City Council approve the amendment and extension of the subcontract with Dubuque Visiting Nurses Association for services related to the HUD Lead and Healthy Homes grant for the period of performance now extended through November 30, 2025.

**Suggested Disposition: Receive and File; Approve**

**9. Problem Property Assessment**

City Manager recommending City Council adopt the attached resolution authorizing the City to certify problem property charges to the Dubuque County Treasurer in order to establish real property liens for collection of such charges.

**RESOLUTION** Authorizing The City To Collect Delinquent Problem Property Charges In Accordance With 14-1J1 International Property Maintenance Code Section 109.5 And/Or Section 112.5 Code Of Ordinances Of The City Of Dubuque, Iowa

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**10. Grass, Weed and Garbage Assessments**

City Manager recommending City Council adopt the attached resolution authorizing the City to certify grass and weed cutting and garbage collection charges to the Dubuque County Treasurer in order to establish real property liens for collection of such charges.

**RESOLUTION** Authorizing The City To Collect Delinquent Grass And Weed Cutting And 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

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**11. Improvement Contracts / Performance, Payment, and Maintenance Bonds**

Dubuque Barge and Fleeting Service Company D/B/A Newt Marine Service for the 2025 Maintenance Dredging Project.

**Suggested Disposition: Receive and File; Approve**

**12. Water System Improvements 2024 North English Road Water Main Extension Project – Receipt and Consideration of Bids**

City Manager sharing information on the bids for the Water System Improvements – 2024 North English Road Water Main Extension project.

**Suggested Disposition: Receive and File; Adjourn further action to October 6, 2025**

**13. Workforce Housing Brochure**

City Manager providing a copy of a brochure highlighting workforce housing.

**Suggested Disposition: Receive and File**

**ITEMS SET FOR PUBLIC HEARING**

**These agenda items are being scheduled for a future public hearing on the date indicated.**

**1. Resolution Setting Public Hearing on a Proposed Development Agreement with ASJS Properties, LLC for Redevelopment of 1913 Jackson Street**

City Manager recommending City Council adopt a resolution setting a public hearing for September 15, 2025, for a proposed Development Agreement by and between the City of Dubuque, Iowa and ASJS Properties, LLC for the creation of housing units at 1913 Jackson Street including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF).

**RESOLUTION** 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 ASJS Properties, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing For The Publication Of Notice Thereof

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 15, 2025**

**2. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Adam Vogel Building, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement for Redevelopment of 1701 Central Avenue**

City Manager recommending City Council adopt the attached resolution setting a public hearing for September 15, 2025, on a proposed Development Agreement by and between the City of Dubuque, Iowa and Adam Vogel Building, LLC providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

**RESOLUTION** 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 Adam Vogel Building, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing For The Publication Of Notice Thereof

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 15, 2025**

**3. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Dubuque Initiatives 1700, LLC for the Redevelopment of 1739-1763 Central Avenue**

City Manager recommending City Council adopt the attached resolution setting a public hearing for September 15, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and Dubuque Initiatives 1700, LLC (Developer) for the redevelopment of 1739-1763 Central Avenue, providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

**RESOLUTION** 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 Dubuque Initiatives 1700, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto And Providing For The Publication Of Notice Thereof

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 15, 2025**

**4. Water System Improvements 2024 North English Road Water Main Extension Project State Revolving Fund (SRF) Loan: Resolution Setting the Public Hearing - Environmental Review**

City Manager recommending City Council adopt the attached resolution and set the public hearing for October 6, 2025, as required for all designated projects receiving assistance from the State Revolving Fund (SRF) with a Finding of No Significant Impact, to review the revised Environmental Information Document (EID) for the Water System Improvements 2024 North English Road Water Main Extension Project.

**RESOLUTION** State Revolving Fund (SRF) Loan - Environmental Review Water System Improvements 2024 North English Road Water Main Extension Project Set The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On Approval Of An Environmental Review As Provided By SRF's Department Of Natural Resources For The Private Lead Service Line Replacement Pilot Program

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 6, 2025**

## **BOARDS/COMMISSIONS**

**1. Boards and Commission Application Review**

Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointments will be made at the next City Council meeting.

**Airport Commission**

One, 4-Year term through September 14, 2029 (Expiring term of Kutz-Weber)

Applicant:

Mariann Kurtz-Weber, 955 Prince Phillip Dr.

## **PUBLIC HEARINGS**

**Residents are invited to address the City Council on the following agenda items. Please come to the podium and state your name and address when the item you wish to speak to is being considered.**

**1. Approving a Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for Redevelopment of 1550 Elm Street**

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving a Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street in Dubuque, and City Attorney recommending approval.

**RESOLUTION** Approving Disposal Of An Interest In Real Property Owned By The City Of Dubuque By Sale Through A Development Agreement With Greater Dubuque Impact Investment Fund

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**2. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.3**

Proof of publication on notice of public hearing to consider City Council approve a Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.3 for the Dubuque Industrial Center Economic Development District, and City Manager recommending approval.

**RESOLUTION** Approving The Amended And Restated Urban Renewal Plan, Version 2025.3, For The Dubuque Industrial Center Economic Development District

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.4**

Proof of publication on notice of public hearing to consider City Council approve a Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.4 for the Dubuque Industrial Center Economic Development District ("District"), and City Manager recommending approval.

**RESOLUTION** Approving The Amended And Restated Urban Renewal Plan, Version 2025.4, For The Dubuque Industrial Center Economic Development District

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**4. Public Hearing Vacating a portion of a Utility Easement over part of Lot 2, Block 4, of Indian Hills, in the City of Dubuque, Iowa - Emily and Scott McGuire Property at 1195 Arrowhead Drive**

Proof of publication on notice of public hearing to consider City Council adopt the

resolution vacating all interest in the public utility easement located over a portion of Lot 2, Block 4, of Indian Hills, in the City of Dubuque, Iowa as requested by Emily and Scott McGuire to accommodate a proposed residential building addition, and City Manager recommending approval.

**RESOLUTION** Disposing Of Property By Vacating City Interest In A Portion Of A Public Utility Easement Over And Across Part Of Lot 2, Block 4, Of Indian Hills, In The City Of Dubuque, Iowa

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**5. Rustic Point Park Development Project Public Hearing**

Proof of publication on notice of public hearing to consider City Council approve the construction plans and specifications, estimated cost of \$258,278.50 for the Rustic Point Park Development Project and adopt the attached resolution, and City Manager recommending approval.

**RESOLUTION** Rustic Point Park Development Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**PUBLIC INPUT**

At this time, anyone in the Council Chambers may address the City Council on the Action Items on the agenda or on matters under the control of the City Council.

Residents are asked to approach the podium and state their name and address before proceeding with their comments. Individual remarks are limited to 5 minutes and the overall Public Input period is limited to 30 minutes. Under the Iowa Open Meetings Law, the City Council can take no formal action on comments given during Public Input which do not relate to Action Items on the Agenda.

**ACTION ITEMS**

**These are items where discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.**

**1. Smart Parking & Mobility Management Plan Update**

City Manager providing an update on the progress of the Smart Parking & Mobility Management Plan. Transportation Services staff will make a presentation.

**Suggested Disposition: Receive and File; Presentation**

**2. Dubuque County Historical Society Letter of Authorization to Iowa Economic Development and Finance Authority's Historic Preservation Tax Credit Program**

City Manager recommending City Council approval of the attached letter of authorization in support of the Dubuque County Historical Society's application to the Iowa Economic Development and Finance Authority's State Historic Preservation Tax Credit program.

**Suggested Disposition: Receive and File; Approve**

**3. Letters of Support for an Iowa Redevelopment Tax Credit Application for**

### **Downtown Redevelopment Projects on a Grayfield Site**

City Manager recommending City Council approve the submission of the letters of support to accompany an Iowa Redevelopment Tax Credit Application to the Iowa Economic Development Authority being submitted for redevelopment of three downtown properties in Dubuque.

**Suggested Disposition: Receive and File; Approve**

#### **4. Fly DBQ Rewards and Incentives**

City Manager providing a flyer that highlights several reward and incentive programs available for flying out of the Dubuque Regional Airport.

**Suggested Disposition: Receive and File**

#### **5. Greater Dubuque Development Corporation Wins International Economic Development Council Gold Award**

City Manager providing a copy of a press release announcing that Greater Dubuque Development Corporation received a 2025 Excellence in Economic Development Gold Award from the International Economic Development Council (IEDC).

**Suggested Disposition: Receive and File**

#### **6. Welcome College Students Video**

A video produced by the City's Media Services division, featuring a welcome message from Mayor Cavanagh and highlights of life in Dubuque, will be played as part of the Welcome Students campaign organized by Greater Dubuque Development Corporation and the local Community of Colleges.

**Suggested Disposition: Receive and File; Video**

### **COUNCIL MEMBER REPORTS**

#### **CLOSED SESSION**

**Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j)  
Code of Iowa**

#### **ADJOURNMENT**

The agenda with supporting documents may be accessed at [www.cityofdubuque.org](http://www.cityofdubuque.org) or at the City Clerk's Office at [cityclerk@cityofdubuque.org](mailto:cityclerk@cityofdubuque.org) or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at [cityclerk@cityofdubuque.org](mailto:cityclerk@cityofdubuque.org) or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.



Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, [ctyclerk@cityofdubuque.org](mailto:ctyclerk@cityofdubuque.org). Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.