



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

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

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United States (Toll Free): 1-877-568-4106

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Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Mayor of the Year Award Recognition

Iowa League of Cities Director Alan Kemp will recognize Mayor Brad Cavanagh for recently being named Mayor of the Year in the Over 10,000 in Population category by the Iowa Mayors Association.

2. 2025 Rising Star Award Recognition

A Telegraph Herald (TH) representative will recognize Community Impact Director Antonio Mouzon for being selected as a 2025 TH Media Rising Star.

3. Recognition of Airport Commissioner for 30 Years of Service

Airport Director Todd Dalsing will recognize former Airport Commissioner Doug Brotherton for his 30 years of service on the Airport Commission. Brotherton retired from the commission in September of 2025.

PROCLAMATIONS

1. Indigenous Peoples' Day (October 13, 2025)

On behalf of the Dubuque Area Library Information Consortium, Sisters of St. Francis, Sisters of Charity of the Blessed Virgin Mary, and Sisters of the Presentation of the Blessed Virgin Mary.

2. Trick or Treat Night (October 31, 2025)

On behalf of the City of Dubuque.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of September 8, 15, 22, 23, and 25, 2025; Building Code Advisory and Appeals Board Minutes of March 22 and April 6, 2023; Historic Preservation Commission of August 21, 2025; Human Rights Commission of August 12, August 29, and September 4, 2025; Library Board of Trustees Update of August 28, 2025; Park and Recreation Commission of August 12, 2025; Transit Advisory Board of April 10, 2025; Zoning Advisory Commission of September 3, 2025; Zoning Board of Adjustment of August 28, 2025; Proof of publication of City Council Proceedings of August 27, September 2, and September 4, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Kelsey Bhatia for property damage; Joseph Jenkins for property damage; Mik Kalloway for vehicle damage; Lillian and Jacob Ludlow for vehicle damage; Martin Wing for property and vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. 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)

4. Request to Change Human Resources Employment Specialist position status from Part-Time to Full-Time

City Manager recommending City Council approval to change the Human Resources Employment Specialist position from part-time (0.75 FTE), non-exempt

status to full-time (1.0 FTE), exempt status.

Suggested Disposition: Receive and File; Approve

5. Resilient Community Advisory Commission Input on Dubuque Area Land and Water Legacy (DALWL) Recommendations

Resilient Community Advisory Commission providing a letter to the City Council outlining their input on the recommendations presented by the DALWL group in the document titled "Recommendations for Dubuque City Council, Parks & Recreation Master Plan and Envision 2030."

Suggested Disposition: Receive and File

6. Proposed Conduit Facilities Agreement between the City of Dubuque and Uniti

City Manager recommending City Council approval of a Conduit Facilities Agreement between the City and Uniti (and its subsidiary McLeodUSA Telecommunications Services LLC) to allow the two entities to share conduit and telecommunications equipment in order to reduce costs and improve services in the City of Dubuque.

Suggested Disposition: Receive and File; Approve

7. Acceptance of Grant of Easement for Sanitary Sewer Utility across Molo Oil Company Property at 150 Cedar Cross Road in Dubuque

City Manager recommending City Council accept a grant of easement for sanitary sewer utility from Molo Oil Company for a public sanitary sewer extension across Part of Lot 1-2 of Mineral Lot 230 and Lot 1-3-3 of Mineral Lot 231, in the City of Dubuque, Iowa, as part of the adjacent Joel Callahan (CCI5, LLC) apartment complex development on Cedar Cross Road.

RESOLUTION Accepting A Grant Of Easement For Sanitary Sewer Utility Through, Under, And Across Part Of Lot 1-2 Of Mineral Lot 230 And Lot 1-3-3 Of Mineral Lot 231, In The City Of Dubuque, Iowa

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

8. Updated Handout - New Housing Creation

City Manager providing a copy of the updated handout on new housing units approved, under review, under construction, or recently completed in Dubuque.

Suggested Disposition: Receive and File

9. November/December 2025 City News Newsletter

City Manager providing a copy of the November/December 2025 issue of the City News newsletter, which will be distributed with City utility bills from October 15 through November 5.

Suggested Disposition: Receive and File

10. Approving a Second Amendment to Development Agreement by and between the City of Dubuque, Iowa and Millwork Flats, L.L.C. for Redevelopment of Property at 1065 Jackson Street

City Manager recommending City Council adopt a resolution approving the Second Amendment to Development Agreement between the City of Dubuque and Millwork Flats, L.L.C. for the redevelopment project at 1065 Jackson Street.

RESOLUTION Approving The Second Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Millwork Flats, L.L.C.

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

11. Project Based Voucher Contract Renewal with The Rose of Dubuque

City Manager recommending City Council approve the renewal of a contract with The Rose of Dubuque for a five-year term and request that the City Manager be approved to execute the renewal contract.

RESOLUTION Approving A Renewal Contract Agreement Between The City Of Dubuque And The Rose Of Dubuque L.P. For The Project Based Voucher Program

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

12. Approval of Five Flags Civic Center Management Agreement Second Amendment

City Manager recommending City Council approval of the Five Flags Civic Center Management Agreement Second Amendment.

Suggested Disposition: Receive and File; Approve

13. Improvement Contracts / Performance, Payment, and Maintenance Bonds

Eastern Iowa Excavating and Concrete, LLC for the Rustic Point Park Development Project.

Suggested Disposition: Receive and File; Approve

14. Signed Contract(s)

Ahmann's Lawn Care, Inc. for Lawn Care; All Seasons Heating & Cooling for Various Heating & Cooling at 6 fire stations; Biechler Electric Inc. for Various electrical maintenance at 6 fire stations; Bohr Custom Curbing for the Bunker Hill Clubhouse Landscaping Project; Brecke Mechanical Contractors for General heating and plumbing maintenance work; Dave Hinz Construction, Inc. for the 3rd & Main St. Chamber Patio Exterior Patio Railing Repairs; Dinges Fire Company for Various maintenance to turn out gear and other fire equipment; Lease Agreement with Dubuque County for certain rooms in the Federal Building; Dubuque Visiting Nurse Association for the Healthy Homes Grant Program; Elevated Landwrx for Mowing Contract – NW Arterial Right-A-Way; Floor Show Corporation for Carpet removal & installation of new carpet at Fire Headquarters; Gansen Excavating for the 12704 John F. Kennedy Slope Stabilization; Geisler Brothers Co. for the 3rd & Main St. Chamber Patio Exterior Patio Waterproofing Membrane; Giese Sheet Metal Co Inc. for General heating & cooling maintenance at 6 fire stations; Green Valley Landscaping, LLC for Brush Mowing – Site Restoration Work Related to Storm Water and Detention; Hillcrest Family Services for use of Louis Murphy Park; Vaccination Agreement with Hy-Vee; Lovely City, LLC for Playground Replacement and Engagement – Murphy Park, Madison Park, Jefferson Park and Gay Park; Manders Quality Concrete for the 3rd & Main St. Chamber Patio Exterior

Patio Concrete Replacement; Midwest Injection, Inc for the Terminal Street Lift Station Bypass Pumping; Lease Agreement with Neztrop, LLC; Overhead Door Company for Various maintenance on overhead doors at various 6 fire stations; Paulson Electric for Electrical Work; Schadl Inc. DBA: Mr. Rooter Plumbing for Various plumbing maintenance at 6 fire stations; Tri-State Porta Potty Inc. for Port-A Potties; Westphal & Company, Inc. DBA: Globalcom Technologies for Maintenance on door access card readers at 6 fire stations.

Suggested Disposition: Receive and File

15. Iowa Department of Transportation Bridge Repairs Project Notification

Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation, notifying the City Council of bridge repairs on US-20 over the Mississippi River in Dubuque.

Suggested Disposition: Receive and File

16. Request-ImOn Arena Used Generator Equipment Purchase

City Manager recommending City Council approval to purchase a used 1.5 megawatt (MW) generator for the ImOn Arena, disconnection, moving, and reinstallation of the generator for a total of \$225,000.

Suggested Disposition: Receive and File; Approve

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

City Manager recommending City Council approval of the retail tobacco, tobacco products, alternative nicotine products, vapor products, and device permits as submitted.

RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3

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

ITEMS SET FOR PUBLIC HEARING

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

1. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

City Manager recommending City Council adopt the attached Resolution setting a public hearing for October 20, 2025, on a proposed Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, 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 Hitzler Rental, 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 October 20, 2025

2. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Ned Oberbroeckling Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

City Manager recommending City Council adopt the attached Resolution setting a public hearing for October 20, 2025, on a proposed Development Agreement by and between the City of Dubuque, Iowa and Ned Oberbroeckling 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 Ned Oberbroeckling, 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 October 20, 2025

3. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and 1248 Iowa St, LLC Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

City Manager recommending City Council adopt the attached Resolution setting a public hearing for October 20, 2025, on a proposed Development Agreement by and between the City of Dubuque, Iowa and 1248 Iowa St, 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 1248 Iowa St, 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 October 20, 2025

4. Eagle Point Water Treatment Plant Roof Rehabilitation Project - Initiate Public Bidding and Set the Public Hearing Date

City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$500,000 for the Eagle Point Water Treatment Plant Roof Rehabilitation Project, set the public hearing date of October 20, 2025, and hereby authorize the Water Department to advertise the project for public bidding.

RESOLUTION Eagle Point Water Treatment Plant Roof Rehabilitation 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

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 20, 2025

5. Setting a Public Hearing on the Fiscal Year 2026 First Budget Amendment

City Manager recommending the first Fiscal Year 2026 Budget Amendment be set for public hearing for October 20, 2025.

RESOLUTION Setting The Date For The Public Hearing On Amendment No. 1 To The Fiscal Year 2026 Budget For The City Of Dubuque

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 20, 2025

6. Setting a Public Hearing on the Comiskey Park Environmental Covenant

City Manager recommending City Council set a public hearing for October 20, 2025, on the Iowa Land Recycling Program Environmental Covenant.

RESOLUTION Setting A Public Hearing On The Iowa Land Recycling Program Environmental Covenant Between The City Of Dubuque, Iowa And The Iowa Department Of Natural Resources

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 20, 2025

BOARDS/COMMISSIONS

1. Boards and Commission Appointments

Appointments to the following commissions to be made at this meeting.

Airport Commission

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

Applicant:

Ron Vaughn, 2973 Castle Wood Ln.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments occurred at the August 18, 2025, city council meeting with the vote on appointments to occur at the October 6, 2025, city council meeting.

Two, 4-Year Terms through April 6, 2027 (Newly added seats, per Senate File 311, effective 8-16-25)

Applicants Selected for Appointment by the Mayor:

Julie Bockenstedt, 2475 Cherry St.

Otto Krueger, 2521 Wheatland Dr.

Remaining Applicants:

Barbara Liskey, 2763 Lamotte Dr.

Randall Ludwitz, 867 Barbaralee
Brian Neises, 1841 Phyllrich Dr.
Darcy VanOstrand, 1222 Lincoln Ave

Investment and Cash Management Oversight Advisory Commission

One, 3-Year term through July 1, 2028 (Vacant term of Merritt)

Applicant:

Daniel Scott, 2435 Kaufmann Ave.

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. Water System Improvements 2024 North English Road Water Main Extension Project – Public Hearing: State Revolving Fund (SRF) Loan – Environmental Review

Proof of publication on notice of public hearing to consider City Council approve the resolution authorizing the mayor to sign the revised Environmental Information Document (EID) and direct staff to submit the required documentation, and City Manager recommending approval.

RESOLUTION State Revolving Fund (SRF) Loan - Environmental Review - Water System Improvements 2024 North English Road Water Main Extension Project: Approval Of An Environmental Review As Provided By SRF's Department Of Natural Resources For The Water System Improvements 2024 North English Road Water Main Extension Project

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

2. Proceedings for Public Hearing for the Issuance of Not to Exceed \$2,330,000 Water Revenue Capital Loan Notes (State Revolving Loan Fund Program) North English Road Water Main

Proof of publication on notice of public hearing to consider City Council approval of the suggested proceedings for a public hearing on the issuance of a not to exceed \$2,330,000 Water Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the North English Road Water Main, and City Manager recommending approval.

RESOLUTION Taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement

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

3. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and Outfly Development, LLC providing for the Sale of City-owned Real Estate to Outfly Development, LLC and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

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 Outfly Development, LLC providing for the sale of City-owned real estate to Outfly Development, LLC and the issuance of urban renewal tax increment revenue grant obligations pursuant to the Development Agreement, and City Manager recommending approval.

RESOLUTION Approving The Disposal Of An Interest In City Of Dubuque Real Estate By Sale To Outfly Development, LLC Pursuant To A Development Agreement By And Between The City Of Dubuque, Iowa And Outfly Development, LLC Including The Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Outfly Development, LLC

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

4. Resolution Adopting a Lake Ridge Urban Revitalization Plan

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution adopting the proposed Lake Ridge Urban Revitalization Plan, and City Manager recommending approval.

RESOLUTION Approving The Urban Revitalization Plan For The Lake Ridge Urban Revitalization Area

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

5. Public Hearing on the plans, specifications, form of contract, and estimated cost for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades Project

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving the plans, specifications, form of contract, and estimated cost of \$2,950,000.00 for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades project, and City Manager recommending approval.

RESOLUTION Giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the 2025 Water & Resource Recovery Center MCC Communication and PLC Upgrades Project

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. Commercial Air Service Minimum Revenue Guarantee

City Manager recommending City Council dedicate \$2.4 million to a Minimum Revenue Guarantee for Denver Air Commercial Air Service for the current fiscal year (FY26) through June 30, 2026, and an additional \$100,000 to the marketing of that service because the more people that fly the less time a minimum revenue guarantee will be required.

Suggested Disposition: Receive and File; Council Direction

2. International Property Maintenance Code (IPMC) Ground Fault Circuit Interrupter (GFCI) Amendment Update

City Manager recommending City Council approval of an ordinance amendment to the property maintenance code modifying GFCI requirements.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-2 International Property Maintenance Code Amendments

Suggested Disposition: Receive and File; Motion B; Motion A

3. Request for City Council Ratification of the Second Amendment to the Dubuque Police Protective Association (DPPA) July 1, 2024 CBA

City Manager recommending City Council ratify the Second Amendment to the Dubuque Police Protective Association (DPPA) July 1, 2024 CBA.

Suggested Disposition: Receive and File; Approve

4. Award of Construction Contract Water System Improvements 2024 North English Road Water Main Extension Project

City Manager recommending City Council award the construction contract for the Water System Improvements – 2024 North English Road Water Main Extension project to Top Grade Excavating, of Farley, IA in the amount of \$1,487,135.00.

RESOLUTION Awarding contract for the North English Road Water Main Extension Project

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

5. Madison, Gay, and Jefferson Park Playground Replacements

City Manager recommending approval of Madison, Gay, and Jefferson Park Playground Replacements Projects that are not currently included or do not have enough funding to complete the projects in the Fiscal Year 2026 budget.

Suggested Disposition: Receive and File; Approve

6. Murphy Park Tennis Court Resurfacing and Playground Replacement

City Manager recommending approval of Murphy Park Tennis Court Resurfacing and Playground Replacement Projects that are not currently included or do not have enough funding to complete the projects in the Fiscal Year 2026 budget.

Suggested Disposition: Receive and File; Approve

7. Flora Park Tennis Court Resurfacing

City Manager recommending approval of Flora Park Tennis Court Resurfacing Projects that are not currently included in the Fiscal Year 2026 budget.

Suggested Disposition: Receive and File; Approve

8. Eagle Point Park Projects

City Manager recommending approval of Eagle Point Park Projects that are not currently included in the Fiscal Year 2026 budget.

Suggested Disposition: Receive and File; Approve

9. Police Space and Feasibility Study

City Manager recommending the approval of a Police Department Space and Feasibility Study project that is not currently included in the Fiscal Year 2026 budget. This has been established as a City Council priority.

Suggested Disposition: Receive and File; Approve

10. Public Works Building Improvements and Asphalt Paver Replacement

City Manager recommending the approval of Public Works Building Improvements at the Municipal Services Center and an Asphalt Paver Replacement project that are not currently included or do not have enough funding to complete the projects in the Fiscal Year 2026 budget.

Suggested Disposition: Receive and File; Approve

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 or at the City Clerk's Office at ctyclerk@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 ctyclerk@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. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.