



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**

**Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.**

October 20, 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.**

PROVIDING VIRTUAL PUBLIC INPUT

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

United States: +1 (571) 317-3129

Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

6:00 PM - Greater Dubuque Development Corporation Quarterly Update

Greater Dubuque Development Corporation staff will present a quarterly update.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognize Grand River Center for Consecutive Stella Awards

Parks and Recreation Director Matthew Kalcevich will recognize the Grand River Center and Oak View Group (OVG 360) staff for the recent Northstar Stella award

for a second consecutive year.

PROCLAMATIONS

1. Domestic Violence Awareness Month (October 2025)

On behalf of Waypoint.

2. Extra Mile Day (November 1, 2025)

Accepted by City of Dubuque Community Service & Outreach Coordinator Brittney Hayes on behalf of Extra Mile America.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of October 6, 2025; Arts and Cultural Affairs Grants Committee of August 14, 2025; Arts and Cultural Affairs Art on the River Committee of July 10, 2025; Human Rights Commission of September 9 and 16, 2025; Human Rights Commission Subcommittee for Commissioner Handbook Update of September 16, 2025; Proof of Publication for City Council Proceedings of September 8, 15, 22, 23, and 25, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Leonardo Campbell Sr. for property damage; Julie Ross 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: Leonardo Campbell Sr. for vehicle damage; Mik Kalloway for vehicle damage; Julie Ross for vehicle 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. Ratification of Approval of a First Amendment to Economic Development Assistance Contract 23-HQJP-011 by and among McCoy Group, Inc., the City of Dubuque, and the Iowa Economic Development Authority

City Manager recommending City Council adopt a resolution ratifying the approval of a First Amendment to Contract 23-HQJP-011 by and among McCoy Group, Inc., the City of Dubuque, and the Iowa Economic Development Authority (IEDA).

RESOLUTION Ratifying The Approval Of A First Amendment To The Economic Development Assistance Contract 23-HQJP-011 By And Among McCoy Group, Inc., The City Of Dubuque, Iowa, And The Iowa Economic Development Authority
Suggested Disposition: Receive and File; Adopt Resolution(s)

6. Ratification of Approval of a First Amendment to Economic Development Assistance Contract 22-HQJP-018 by and among Hormel Foods Corporation and Progressive Processing, LLC, the City of Dubuque, and the Iowa Economic Development Authority

City Manager recommending City Council adopt the attached resolution, ratifying the approval of a First Amendment to Economic Development Assistance Contract 22-HQJP-018 by and among Hormel Foods Corporation and Progressive Processing, LLC, the City of Dubuque, and the Iowa Economic Development Authority (IEDA).

RESOLUTION Ratifying The Approval Of A First Amendment To The Economic Development Assistance Contract 22-HQJP-018 By And Among Hormel Foods Corporation And Progressive Processing, LLC, The City Of Dubuque, Iowa, And The Iowa Economic Development Authority

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

7. Final Plat of Rosalynn Carter Place

Zoning Advisory Commission recommending City Council approve the Final Plat of Rosalynn Carter Place subject to waiving the lot frontage requirement for Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, and Lot 10.

RESOLUTION Approving The Final Plat Of Rosalynn Carter Place, In The City Of Dubuque, Iowa

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

8. Grass and weed cutting and garbage collection 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)

9. Request for Consent to Additional Equipment and Modifications for Flag Pole Cell Tower at Madison Park

City Manager recommending City Council adopt a resolution approving the request from American Tower Corporation for additional equipment and modifications to the flag pole cell tower located at Madison Park, 1824 North Main Street in Dubuque.

RESOLUTION Approving A Request For Additional Equipment And Modifications To The Flag Pole Cell Tower Located At Madison Park

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

10. Approving and Establishing Authorized City Representatives to submit a draw of funds on Iowa Department of Homeland Security and Emergency Management Grant for the Bee Branch Pumping Station Project

City Manager recommending City Council approve and authorize City Representatives for the FEMA Grant from the Iowa Department of Homeland Security and Emergency Management Grant to be Project Manager, Jim Bousley and Grant Accountant, Anita Odobasic Gonyier for the Bee Branch Gate & Pumping Station Project.

RESOLUTION Approving And Establishing Authorized City Representatives As Required To Submit The Grant Reimbursement Draw On The Federal And State Of Iowa Department Of Homeland Security And Emergency Management FEMA Grant Of The Dubuque Bee Branch Gate & Pumping Station Project

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

11. 2024 SRF Green Alley Project - Voluntary Assessment Petition and Waiver Agreements

City Manager recommending City Council approve the Voluntary Assessment Petition and Waiver agreements for both High Performance Properties LLC / RoyalLine Rentals, LLC, and Hunter Lisk / Ronald Then related to the repair of private retaining walls which will be completed as part of the 2024 SRF Green Alley Project, through the adoption of the enclosed resolutions.

RESOLUTION Approving Voluntary Assessment Petition And Waiver Agreements For The 2024 SRF Green Alley Project

RESOLUTION Of Necessity For Voluntary Assessment Petition And Waiver Agreements For The 2024 SRF Green Alley Project

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

12. Trackline Sanitary Sewer Reconstruction Project - Consulting Engineering Services RFQ Award

City Manager recommending WHKS & Co for engineering services for the design of the Track Line Sanitary Sewer Reconstruction Project and authorizing the City Manager to negotiate an agreement and execute a contract not to exceed \$500,000 with WHKS & Co for said services.

Suggested Disposition: Receive and File; Approve

13. Signed Contracts

Continental Fire Sprinkler Company for Fire Protection System Repair, Replace, and Test Fire Sprinkler Heads-Acceptance of Quote and Contract; Dubuque Community School District for School Resources Officers for School Year 2025-2026; Dubuque Fire Equipment for Various maintenance on fire extinguishers and other fire equipment; Dubuque Initiatives for professional services; Duke's for Root Roaming Sewer Pipe; Eide Bailly LLP Master Services Agreement; Green Iowa AmeriCorps for the AmeriCorps Host Site; LBC Framing and Electrical for Various electrical & framing work at 6 fire stations; Resilient Mind Psychology, LLC for Psychological Services provided to City of Dubuque Police Department; Shane Steffen for mowing, bailing, and removal of hay services at Dubuque Technology

Park; Strand Associates for the Water and Resource Recovery Center Phase 1 2024 Motor Control Center Communication and Programmable Logic Controller Upgrades – Bidding-and-Construction-Related Services; Terracon for Geotechnical Engineering Services for Old Mill Road Lift Station Phase 3; Terracon for Geotechnical Engineering Services for Old Mill Road Lift Station Phase 4; Top Grade Excavating for Storm Sewer Pipe Replacement at Fire Station 2 (2180 JFK Road).

Suggested Disposition: Receive and File

14. Abstract of Votes - 2025 Primary Election

City Clerk transmitting the Abstract of Votes for the October 7, 2025, Primary Election as certified by the Dubuque County Board of Supervisors.

Suggested Disposition: Receive and File

15. Tobacco Compliance Settlement Agreements

City Manager recommending City Council approval of the following Tobacco Compliance Acknowledgment/Settlement Agreements and authorize the mayor to sign the agreements: Fas Mart #5159, 2175 Central Ave; Caseys, 4003 Peru Rd; EZ Stop I, 1101 Rhomberg Ave (two separate violations); BP Fuel, 1450 Loras Blvd; EZ Stop II, 700 Rhomberg Ave. Establishments that choose to participate in the I-PLEDGE Retailer Training program are granted an affirmative defense, which may be exercised once within a four-year period. Kwik Stop has elected to invoke this defense in response to its three violations at the following locations: Kwik Stop, 4039 Pennsylvania Ave; Kwik Stop, 2320 Gateway Dr.; Kwik Stop, 3201 Central Ave.

Suggested Disposition: Receive and File; Approve

16. Approval of Retail Alcohol Licenses

City Manager recommending City Council approval of retail alcohol licenses as submitted.

RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits

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 Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC

City Manager recommending City Council adopt the attached Resolution setting a public hearing for November 3, 2025 on a proposed Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment And Assumption Agreement Of The Downtown Rehabilitation Loan Agreement By And Between The City Of Dubuque, Iowa And Franklin Investments, LLC To Franklin Apartments, LLC For Property At 39 Bluff Street

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 3, 2025

2. Resolution Setting a Public Hearing on a Subordination Agreement by and among the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank

City Manager recommending City Council adopt the attached Resolution setting a public hearing for November 3, 2025, on a proposed Subordination Agreement by and between the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank.

RESOLUTION Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Franklin Apartments, LLC, And Premier Bank For Interest In City Property Located At 39 Bluff Street

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 3, 2025

3. Resolution Setting a Public Hearing on a Proposed Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC

City Manager recommending City Council adopt the attached Resolution setting a public hearing for November 3, 2025 on a proposed Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment Of The Development Agreement By And Between The City Of Dubuque And Franklin Investments, LLC To Franklin Apartments, LLC

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 3, 2025

4. Ambassador Court Storm Sewer Replacement Project - Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending City Council authorize the public bidding process and set a public hearing for November 3, 2025, and to preliminarily approve the plans, specifications, form of contract, and estimated cost of \$161,038.13 for the Ambassador Court Storm Sewer Replacement Project through the adoption of the attached resolution.

RESOLUTION Ambassador Court Storm Sewer 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

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 3, 2025

5. Setting a Public Hearing to Approve a Proposed Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc.

City Manager recommending City Council adopt the attached resolution setting a public hearing for November 3, 2025, on a proposed Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc.

RESOLUTION Setting A Public Hearing To Consider The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Pier Pressure Marine IA, Inc. For Real Property In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 3, 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.

Investment and Cash Management Oversight Advisory Commission

One, 3-Year term through July 1, 2028 (Expired term of Ruden)

Applicant:

Gary Ruden, PO Box 835 – Physical Address Verified

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. Resolution Approving a 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

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 Hitzler Rental, LLC providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC For The Redevelopment Of The Property At 2541 Central Avenue, Including The Issuance Of Urban Tax Increment Revenue Obligations

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

2. **Resolution Approving a 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**

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 1248 Iowa St, LLC providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa And 1248 Iowa St, LLC For The Redevelopment Of The Property At 1236-1248 Iowa Street, Including The Issuance Of Urban Tax Increment Revenue Obligations

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

3. **Resolution Approving a 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**

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving a 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, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And Ned Oberbroeckling For The Redevelopment Of The Property At 372 Main Street, Including The Issuance Of Urban Tax Increment Revenue Obligations

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

4. **Comiskey Park Environmental Covenant**

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving the Iowa Land Recycling Program Environmental Covenant with the Iowa Department Of Natural Resources for Comiskey Park, and City Manager recommending approval.

RESOLUTION Approving 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)

5. **Fiscal Year 2026 First Budget Amendment**

Proof of publication on notice of public hearing to consider City Council approval of the first Fiscal Year 2026 Budget Amendment, which amends the Fiscal Year 2026 budget for City Council actions since the beginning of the Fiscal Year and includes

items which City Council has expressed support for, and City Manager recommending approval.

RESOLUTION Amending The Current Budget For Fiscal Year Ending June 2026
(As Last Certified Or Amended On 04/28/2025)

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. Grand River Center Presentation of Fiscal Year 2025 Annual Report

Grand River Center and Five Flags Civic Center General Manager Ryan Bonifas will present the Grand River Center's Fiscal Year 2025 Annual Report.

Suggested Disposition: Receive and File; Presentation

2. Approving a Contract with Dubuque Main Street Providing Funds for its SWAP Grant Program

City Manager recommending City Council approval of the attached contract committing \$60,000 to Dubuque Main Street for the continuation of its SWAP Grant Program.

RESOLUTION Approving A Grant Administration Agreement With Dubuque Main Street, Ltd. To Administer The Swap Grant Program, Including City Funding

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

3. Quarterly Update on New Housing Projects Video

Communications Office staff will show a quarterly update video on new housing projects within the city. The video can also be viewed on the City of Dubuque YouTube channel at https://youtu.be/ZOkxJy781Yg?si=AX-SW9feMlx_wqdX

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 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.