



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

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

**November 3, 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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Use the following link to join the meeting from your computer, tablet or smartphone.  
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Access Code: 337-661-181

**ROLL CALL ORDER FOR MEETING**

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

**REGULAR SESSION**

**6:30 PM**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

**1. Dubuque NAACP Thomas Determan S.C.O.P.E. Award Presentation to the Jule**

Members of the Dubuque NAACP will present the Jule with the Thomas Determan Standout Community Organization Pursuing Equity (S.C.O.P.E.) Award.

**2. Iowa Society of Solid Waste Operations 2025 Innovative Project Award to DMASWA**

A video created by the Iowa Society of Solid Waste Operations will be shown

recognizing the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) for receiving the 2025 Innovative Project Award for its battery recycling program. The video can be seen at: <https://www.youtube.com/watch?v=VUCww-GboBo>

## PROCLAMATIONS

- 1. Hospice and Palliative Care Month (November 2025)**  
On behalf of Hospice of Dubuque.
- 2. Pancreatic Cancer Awareness Day (November 20, 2025)**  
On behalf of the Michael W. Oglesby Foundation.

## CONSENT ITEMS

- 1. Minutes and Reports Submitted**  
City Council Proceedings of October 20, 2025; Airport Commission of August 12, 2025; Arts and Cultural Affairs Advisory Commission of August 26, 2025; Building Code Advisory and Appeals Board of September 11, 2025; Historic Preservation Commission of September 18, 2025; Parks and Recreation Advisory Commission of September 9, 2025; Zoning Board of Adjustment of September 25, 2025.  
**Suggested Disposition: Receive and File**
- 2. Notice of Claims and Suits**  
Tyeandra Glover for vehicle damage; Braden Lechtenberg for vehicle damage; Duane Pitcher for loss of revenue.  
**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: Tyeandra Glover for vehicle damage; Braden Lechtenberg for vehicle damage; Duane Pitcher for loss of revenue.  
**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. Authorized Depository Institutions**  
City Manager recommending City Council approval of a resolution that increases the depository limit of banks to \$80 million and \$60 million to correspond with current certificate of deposit activity and bank balances, and updates Dubuque Bank and Trust (DB&T) UMB Bank, n.a. due to the bank merger. Additionally

Vibrant bank has been removed, and Hometown Bank has been updated to Bank First with a maximum balance of \$1 million.

**RESOLUTION Naming Depository Institutions And Setting Limits For Deposits  
Suggested Disposition: Receive and File; Adopt Resolution(s)**

**6. Acceptance of Public Improvements in South Pointe Phase 2 Subdivision**

City Manager recommending City Council adopt the attached resolution accepting the public improvements completed by the owners, Dubuque South Pointe, LLC, in South Pointe #2 Subdivision.

**RESOLUTION Accepting Public Improvements In South Pointe #2 In The City Of Dubuque, Iowa**

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

**7. North Schmitt Island Collection System Project – Contract #1: Public Improvement Contract – Project Acceptance**

City Manager recommending City Council adopt the attached resolution accepting the improvements and authorize the final payment of the contract amount of \$250,365.88 to Tschiggfrie Excavating, for the North Schmitt Island Collection System Project – Contract #1 Project.

**RESOLUTION Accepting The North Schmitt Island Collection System Project – Contract #1 Project And Authorizing The Payment To The Contractor**

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

**8. Stormwater Management Program Consulting Engineering Services**

City Manager recommending City Council approval to release a request for qualifications (RFQ) for the Stormwater Management Program.

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

**9. DuTrac Community Credit Union - Request to Alter the Washington Neighborhood Conservation District Boundary**

City Clerk transmitting a request from DuTrac Community Credit Union to alter the Washington Street Neighborhood Conservation District by the removal of the block bounded by Washington Street, East 14th Street, Elm Street, and East 13th Street from the conservation district, and City Manager recommending City Council consider the request at their November 17, 2025, meeting.

**Suggested Disposition: Receive and File; Refer to City Manager, Place on November 17, 2025, Agenda**

**10. Signed Contract(s)**

563 Design, PLLC for the Fire Station #5 – Interior Stair Replacement; 563 Design, PLLC for the Station 5 Emergency Repairs; Communication Engineering Company (CEC) Proposal and Agreement for the IT-Wireless Network Refresh; Cottingham & Butler Insurance Services, LLC for Employer Mandate Reporting Services Contract; Dave Hinz for the Lime Silo Piping Repair; DocuPet for the Pet Licensing Services Agreement; Eastern Iowa Excavating and Concrete, LLC for Street patches for water main repairs; Eastern Iowa Excavating and Concrete, LLC for

Regrading of Ditch Over Water Main on Old Davenport Road; Environmental Management Services of Iowa, Inc. for Asbestos Inspection – Eagle Point Park (Veranda, Bridge, and Indian rooms); Eocene Environmental Group, Inc. for the Master Service Agreement for Blum Site Assessment Report; Fowler Public Sector Consulting LLC for Addendum to Independent Contractor Agreement; GRTD Investments, LLC First Amendment to Lease Agreement; Jason Schueller-Schueller Restoration/Xtreme Clean & Coatings for Building Maintenance at Station 3; Jonathan R. Brown for Independent Contractor Agreement; Loucks & Schwartz for Section 8 Housing Choice Voucher Year End closing for June 30, 2024 including successful REAC submission in electronic format as required by HUD (both unaudited & audited); MGT Impact Solutions, LLC for the Executive Recruitment Statement of Work; MRI Software LLC for renewal of recurring software and services for the New Housing Pro System; Pigott, Inc. for Fire Administration Office Update; R&W Restoration LLC for the 3rd & Main St. Chamber Exterior Patio Stone Veneer Remove & Replace; Tschiggfrie Excavating for Primary Clarifier Cleaning.

**Suggested Disposition: Receive and File**

**11. Improvement Contracts with Performance, Payment, and Maintenance Bonds**  
Iseler Demolition Inc. for the 500,000 Gallon Double Ellipse Demolition; Top Grade Excavating, Inc. for the Water Systems Improvements 2024 North English Road Water Main Extension.

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

**12. Retail Alcohol License Refund - Gary Dolphin's Iron Bar and Grill**  
Request from Gary Dolphin's Iron Bar and Grill located at 3333 East 10th St. Suite 104 for a refund of Retail Alcohol License No. LC0046785 in the amount of \$406.25 due to change in ownership.

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

**13. 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. Set Public Hearing on Comiskey Park Phase 2 Redevelopment Project and Initiate Public Improvement Bidding Process**

City Manager recommending City Council preliminarily approve the construction plans and specifications with an estimated construction amount of \$3,376,900.00, adopt the resolution, initiate the bidding process, set the public hearing for November 17, 2025, and advertise bids for the Comiskey Park Phase 2 Redevelopment Project.

**RESOLUTION** Comiskey Park Phase 2 Redevelopment 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 17, 2025**

## BOARDS/COMMISSIONS

### 1. Boards and Commission Appointments

Appointments to the following commissions to be made at this 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 an Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Assignment of Development Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC, and City Manager recommending approval.

**RESOLUTION** Approving 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)**

### 2. Resolution Approving an Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving an Assignment and Assumption Agreement by and between the City of Dubuque, Iowa and Franklin Investments, LLC to Franklin Apartments, LLC, and City Manager recommending approval.

**RESOLUTION** Approving 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)**

**3. Resolution Approving a Subordination Agreement by and among the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank**

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Subordination Agreement by and between the City of Dubuque, Iowa, Franklin Apartments, LLC, and Premier Bank, and City Manager recommending approval.

**RESOLUTION** Approving 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)**

**4. Ambassador Court Storm Sewer Reconstruction Project Public Hearing**

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving the plans, specifications, form of contract and construction estimate of \$128,830.50 for the Ambassador Court Storm Sewer Replacement Project, and City Manager recommending approval.

**RESOLUTION** Ambassador Court Storm Sewer Replacement Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

**5. Resolution Approving an Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc.**

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Amended and Restated Lease Agreement by and between the City of Dubuque, Iowa, and Pier Pressure Marine IA, Inc., and City Manager recommending approval.

**RESOLUTION** Approving An 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)**

## **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. Award contract for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades Project**

City Manager recommending City Council award of the construction contract for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades project to The ESCO Group, of Marion, Iowa in the amount of \$2,360,000.00.

**RESOLUTION** Awarding contract for the 2025 Water & Resource Recovery Center MCC Communication and PLC Upgrades Project

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

### **2. Eagle Point Water Treatment Plant Roof Rehabilitation Project - Award Construction Contract**

City Manager recommending City Council award of the Eagle Point Water Treatment Plant Roof Rehabilitation Project contract to Poly Vinyl Roofing, Inc. of Mount Vernon, Iowa in the amount of \$357,068.00.

**RESOLUTION** Awarding Public Improvement Construction Contract For The Eagle Point Water Treatment Plan Roof Rehabilitation Project

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

### **3. Eagle Valley, Westbrook and English Ridge Subdivision Parks Development Projects**

City Manager recommending City Council adopt the attached resolution to accept the Eagle Valley, Westbrook, and English Ridge Subdivision Parks Development Project and authorize the payment of the contract amount of \$735,897 to McDermott Excavating.

**RESOLUTION** Accepting The Eagle Valley, Westbrook, And English Ridge Subdivision Parks Development Project And Authorizing The Payment Of The Contract Amount To The Contractor

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

### **4. Invitation to the Dubuque County 911 Emergency Communications Center Ribbon Cutting**

City Manager sharing an invitation to the Dubuque County 911 Emergency Communications Center Ribbon Cutting at 7880 Chavenelle Rd. on November 6, 2025, at 4:30 p.m.

**Suggested Disposition: Receive and File**

## 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 [ctyclerk@cityofdubuque.org](mailto: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](mailto: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](mailto:ctyclerk@cityofdubuque.org). Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.