



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

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

November 17, 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

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ROLL CALL ORDER FOR MEETING

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

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Free Community Thanksgiving Dinner Day (November 27, 2025)

On behalf of Bread of Life Presbyterian Church, Community Foundation of Greater Dubuque, Dubuque Rescue Mission, ReVosWel Truss & Lumber, United Way of Dubuque Area Tri-States, and University of Dubuque.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of November 3, 2025; Resilient Community Advisory Commission of September 4, 2025; Zoning Advisory Commission of October 1, 2025; Proof of publication for City Council Proceedings of October 6 and 20, 2025; Proof of publication for expenditure reports presented at the October 6 and 20, 2025 City Council meetings.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Johnny Hill for vehicle damage; Mark Stender for 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. Banking Services Agreement First Amendment

City Manager recommending City Council approve the updated terms of the banking services agreement with UMB Bank, n.a.

Suggested Disposition: Receive and File; Approve

5. Fiscal Year 2025 State of Iowa Annual Financial Report

City Manager recommending approval to file the Fiscal Year 2025 State of Iowa Annual Financial Report with the State of Iowa Auditor.

Suggested Disposition: Receive and File; Approve

6. Recommendation to Move Accounting, Payroll, and Budget Functions of Finance Department to 7800 Chavenelle – Unit 6

City Manager recommending approval of relocating the accounting, payroll, and budget functions of the Finance Department to 7800 Chavenelle Drive, negotiating an amended lease with Dubuque Childcare Collaborative, LLC, and initiating public bidding for necessary construction.

Suggested Disposition: Receive and File; Approve

7. Commercial Air Service and Dubuque Initiatives \$100 Airfare Rebate Flyer

City Manager providing a copy of a flyer promoting commercial air service at the Dubuque Regional Airport and the \$100 airfare rebate funded by Dubuque Initiatives. The flyer is being mailed with City of Dubuque utility bills from November 12 to December 10, 2025.

Suggested Disposition: Receive and File

8. 2025-2027 City Council Goals and Priorities Brochure

City Manager providing a copy of the brochure on the 2025-2027 City Council

Goals and Priorities, which is being mailed with City of Dubuque utility bills from November 12 to December 10, 2025. This information is also available at www.cityofdubuque.org/councilgoals

Suggested Disposition: Receive and File

9. Acceptance of Public Sanitary Sewer Main Improvements Serving Lots 1, 1-2, and 2-2 of Pizza Ranch Place on Radford Road associated with the EMRI Apartment Development

City Manager recommending City Council acceptance of the public sanitary sewer improvements that the developer, Dubuque Housing, LLC, has recently completed across Part of Lots 1, 1-2, and 2-2 of Pizza Ranch, in the City of Dubuque, Iowa.

RESOLUTION Accepting Public Sanitary Sewer Improvements Across Parts Of Lots 1-2 And 2-2 Of Pizza Ranch Place, In The City Of Dubuque, Iowa

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

10. Tamarack Sanitary Sewer Extension Project - Acceptance of Public Improvement Construction Contract

City Manager recommending City Council adopt the attached resolution accepting the public improvement, establishing the final contract amount at \$686,185.63, and authorize the payment of the final contract retainage amount of \$34,309.28 to Boomerang Corp. for the Tamarack Sanitary Sewer Extension Project.

RESOLUTION Accepting The Tamarack Sanitary Sewer Extension Project

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

11. Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project - Acceptance of Public Improvement Construction Contract

City Manager recommending City Council adopt the attached resolution accepting the public improvement, establishing the final contract amount at \$615,775.64, and authorize the payment of the final contract retainage amount of \$30,788.78 to Tschiggfrie Excavating Co. for the Twin Ridge Sanitary Sewer Extension and Lagoon Abandonment Project.

RESOLUTION Accepting The Twin Ridge Sanitary Sewer Extension And Lagoon Abandonment Project

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

12. Grandview Avenue Streetlight Replacement Project – Recommendation to Fund Completion Using Available Road Use Tax (RUT) Funds

City Manager recommending City Council approve the use of available Road Use Tax (RUT) funds to complete the final phase of the Grandview Avenue Streetlight Replacement Project.

Suggested Disposition: Receive and File; Approve

13. Sustainable Dubuque Grant Award Recommendation

City Manager recommending City Council approve the recommendations of the Resilient Community Advisory Commission regarding the Round 32 funding of the Sustainable Dubuque Community Grant program.

RESOLUTION Awarding Sustainable Dubuque Grant To The Dubuque Rescue Mission

RESOLUTION Awarding Sustainable Dubuque Grant To The National Mississippi River Museum And Aquarium

RESOLUTION Awarding Sustainable Dubuque Grant To Prescott Elementary School

RESOLUTION Awarding Sustainable Dubuque Grant To The Dubuque Area Library Info Consortium

RESOLUTION Awarding Sustainable Dubuque Grant To Dubuque Colleges Sustainability Coalition

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

14. Signed Contracts

563 Design, PLLC for Taks Order No. 04 – Finance Department – 7800 Chavenelle Road; Dubuque County E911 Board for the Health Services – Animal Control 911 Radio Access Fee; Dubuque Regional Humane Society for City of Dubuque Veterinary Services; Environmental Management Services of Iowa, Inc. for the Eagle Point Water Treatment Plant Roof Rehabilitation – Asbestos Abatement Project; Hills and Dales for the FY 2026 Special Services Grant Program Agreement; ImOn Communications, LLC MSA Addendum for Changes and Letter of Agency; Kramer Pest Control for Pest Control at 6 fire stations; Midwest Injection, Inc for the Terminal Street Lift Station Bypass Pumping Project; Outfly Development LLC for Site Access Agreement; Racom for City Hall Video Decoder; City Manager; RSM US , LLP for Statement of Work – Finance Organizational Assessment and Design; The EMS Training School, LLC Clinical Affiliation Agreement; Top Grade Excavating for the Catfish Creek Sanitary Utility Easement Stream Crossings Restoration; WHKS & Co. for Task Order #25-Brunskill Road Sanitary Sewer and Streambank Restoration

Suggested Disposition: Receive and File

15. Abstract of Votes - 2025 City Election

City Clerk transmitting the Abstract of Votes for the November 4, 2025, City Election as certified by the Dubuque County Board of Supervisors.

Suggested Disposition: Receive and File

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)

17. Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product 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. Eagle Point Water Treatment Plant Roof Rehabilitation Project Phase 1 — Reset the Public Hearing Date

City Manager recommending City Council adopt the resolution to reset the public hearing date for the review and comment on the plans, specifications, form of contract, and estimated cost of \$500,000 for the Eagle Point Water Treatment Plant Roof Rehabilitation Project, as December 1, 2025.

RESOLUTION Eagle Point Water Treatment Plant Roof Rehabilitation Project – Phase 1: Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for December 1, 2025

BOARDS/COMMISSIONS

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. Planned Unit Development Amendment - Wood Street

Proof of publication on notice of public hearing to consider a request from Eric Dregne, Next Level, LLC, to amend the Wood Street Planned Unit Development by updating the conceptual development plan and amending the lot and bulk regulations, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance No. 18-24 Which Established Regulations For A PUD Planned Unit Development With A PR Planned Residential District Designation And Adopting An Amended PUD Ordinance With A Revised Conceptual Development Plan And Lot And Bulk Regulations In The PUD Planned Unit Development With PR Planned Residential District Designation

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

2. Institutional District Amendment — University of Dubuque

Proof of publication on notice of public hearing to consider a request from James

Steiner, University of Dubuque, to amend the ID Institutional zoning district at 2000 University Avenue to allow the construction of a new academic and administrative building, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Providing For The Approval Of An Amended Campus Development Plan For The University Of Dubuque Id Institutional District To Allow Construction Of An Academic And Administrative Building

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

3. Planned Unit Development Amendment - Dubuque Industrial Center West

Proof of publication on notice of public hearing to consider a request from Jill Connors, City of Dubuque, to amend the Dubuque Industrial Center West Planned Unit Development signage regulations to allow directional signs to be 24 square feet in area, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16, Unified Development Code Of The City Of Dubuque Code Of Ordinances, By Rescinding Ordinance No. 43-23 Which Established Regulations For A PUD Planned Unit Development District With A PI Planned Industrial Designation And Adopting An Amended PUD Ordinance To Allow Directional Signs To Be 24 Square Feet In Area In All Zones Of The Dubuque Industrial Center West Planned Unit Development District

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

4. Comiskey Park Phase 2 Redevelopment Project Public Hearing

Proof of publication on notice of public hearing to consider City Council approve the construction plans and specifications, estimated cost of \$3,376.900.00 for the Comiskey Park Phase 2 Redevelopment Project, and adopt the attached resolution, and City Manager recommending approval.

RESOLUTION Comiskey Park Phase 2 Redevelopment 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. Dubuque Nature Everywhere Request for Approval of Children's Outdoor Bill of Rights (COBOR)

City Manager recommending City Council approval of a Dubuque Children's Outdoor Bill of Rights based upon the feedback of the City Council at their work session as well as the feedback from meetings held with community members including youth and organizations since July 2025. Dubuque Nature Everywhere will make a presentation.

RESOLUTION Dubuque Children's Outdoor Bill Of Rights Approval And Adoption By City Council

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

2. DuTrac Community Credit Union – Request to Alter Washington Street Neighborhood Conservation District Boundaries

City Manager providing information to City Council for the request from DuTrac Community Credit Union ("DuTrac") to alter the boundaries of the Washington Street Neighborhood Conservation District. Specifically, DuTrac is requesting the removal of the block bounded by Washington Street, East 14th Street, Elm Street, and East 13th Street from the conservation district.

City Council can decide to:

- a. Approve or deny the request;
- b. Set the request for consideration at a subsequent meeting;
- c. Set the request for a public hearing; or
- d. Refer the request to the Historic Preservation Commission for a recommendation.

If the City Council chooses to proceed with approval, an ordinance is enclosed for consideration.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Article 10-8-A-4 Pertaining To Alteration Of The Washington Street Neighborhood Conservation District To Remove The Block Bounded By Washington Street, E. 14th Street, Elm Street And E. 13th Street

Suggested Disposition: Receive and File; Council

3. Central Avenue and White Street Corridor Design Phase 1 Recommendation for Selection of Professional Consultant Services

City Manager recommending City Council concurrence in the selection of Bolton & Menk, Inc. as the first-ranked Consultant and that the City be authorized to negotiate a Professional Consultant Services Agreement to complete a corridor design for Phase 1 for Central Avenue and White Street between 14th Street and 22nd Street and the feasibility of corridor solutions, including first steps with parking needs and then pavement marking restriping, while incorporating feedback from continued public engagement and a holistic approach. Engineering staff will make a presentation.

Suggested Disposition: Receive and File; Approve; Presentation

4. Ambassador Court Storm Sewer Replacement Project - Award Public Improvement Contract

City Manager recommending City Council award the public improvement contract

for the Ambassador Court Storm Sewer Replacement Project to Temperley Excavating Inc. of East Dubuque, Illinois in the amount of \$113,629.65, through the adoption of the attached resolution.

RESOLUTION Awarding Public Improvement Contract For The Ambassador Court Storm Sewer Replacement Project

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

5. Request for Ordinance Modification- City Code 7-7-6 Bicycle Lighting Requirements

City Manager recommending City Council approve the amendment to City of Dubuque Code 7-7-6, which currently limits bicycle lighting requirements to use on public streets. The proposed change seeks to extend these requirements to include sidewalks, parks, and trails to enhance public safety for both bicyclists and pedestrians.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 7 Police, Fire, And Public Safety, Chapter 7 Bicycles, Section 6 Equipment

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

6. Proposed Changes to Permitting and Valuation Practices

City Manager recommending City Council approval for the revised permit valuation model for new construction and fee proposal change to the permitting fee structure for residential alterations, Mechanical, Electrical, and Plumbing permits, and solar and swimming pool permits.

Suggested Disposition: Receive and File; Approve

7. Fire Station Building Condition Assessment and Station Location Study

City Manager recommending City Council approval to proceed with issuing the Request for Proposals (RFP) for Consultation Services: Fire Station Building Condition Assessment and Station Location Study, and to authorize the reallocation of funds from CIP Project #1315000028 to support the consulting contract.

Suggested Disposition: Receive and File; Approve

8. Work Session Request for Parks and Recreation Comprehensive Master Plan Draft

City Manager recommending City Council schedule a Work Session for Monday, December 8, 2025, at 6:00 p.m. for an update and overview about the Parks and Recreation Comprehensive Master Plan draft document.

Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

Confidential Records, Pending Litigation, and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(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.