



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

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

**December 1, 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.**

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**ROLL CALL ORDER FOR MEETING**

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

**REGULAR SESSION**

**6:30 PM**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

**1. Grand River Center Receives National Recognition from EXHIBITOR Magazine**

The Grand River Center will be recognized for being named one of North America's Best Convention Centers in the 2026 EXHIBITOR Magazine Centers of Excellence Awards. The article can be viewed online at:

<https://www.exhibitoronline.com/news/article.asp?ID=24764>

**PROCLAMATIONS**

1. **Eradication of Generational Poverty Month (December 2025)**  
On behalf of the Fountain of Youth Program.
2. **Human Rights Day (December 10, 2025)**  
On behalf of the Human Rights Commission and Human Rights Department.

## **CONSENT ITEMS**

- 1. Minutes and Reports Submitted**

City Council Proceedings of November 17, 2025; Cable TV Commission of March 5, 2025; Community Development Advisory Commission of September 3, 2025; Human Rights Commission of October 14, 2025; Library Board of Trustees Update of September 25, 2025; Transit Advisory Board of September 11, 2025; Zoning Board of Adjustment of Octboer 23, 2025; Proof of Publication for City Council Proceedings of November 3, 2025; Proof of Publication for expenditure reports presented at the November 3, 2025 City Council meeting.

**Suggested Disposition: Receive and File**

- 2. Notice of Claims and Suits**

Julio Ricardo Vega Chacon for vehicle damage.

**Suggested Disposition: Receive and File; Refer to City Attorney**

- 3. Disposition of Claims**

Johnny Hill for vehicle damage; Mark Stender 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. Fiscal Year 2025 City Street Financing Report**

City Manager transmitting the annual City Street financing report that has been filed with the Iowa Department of Transportation.

**Suggested Disposition: Receive and File**

- 6. Fiscal Year 2025 Iowa Urban Renewal Annual Report**

City Manager recommending approval of the Fiscal Year 2025 Iowa Urban Renewal Report for the City of Dubuque.

**RESOLUTION** Approving The Fiscal Year 2025 Urban Renewal Report For The City Of Dubuque

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

- 7. FY 2027 Annual Tax Increment Financing Report**

City Manager transmitting the Annual Tax Increment Financing Report that has been filed with the Dubuque County Auditor.

**Suggested Disposition: Receive and File**

**8. bizTimes.biz Article on Building Permits**

City Manager providing a copy of a bizTimes.biz article highlighting the increase in building permits issued.

**Suggested Disposition: Receive and File**

**9. Recommendation to Approve the Arts & Cultural Affairs Advisory Commission Grants Modification**

City Manager recommending City Council approve the FY27 modifications as recommended by the Arts & Cultural Affairs Advisory Commission and the Arts & Cultural Affairs Advisory Commission Grants Committee.

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

**10. Community Development Block Grant (CDBG) FY26 Annual Action Plan Amendment #1**

City Manager recommending City Council approve the FY2026 Annual Action Plan Amendment #1 as recommended by the Community Development Advisory Commission.

**RESOLUTION** Adopting The Fiscal Year 2026 (Program Year 2025) Community Development Block Grant (CDBG) Annual Action Plan Amendment #1

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

**11. Lead Poisoning Prevention and Healthy Homes Funding and Agreement with the Visiting Nurse Association (VNA)**

City Manager recommending City Council approval for a renewed agreement with the Dubuque Visiting Nurse Association for services related to the Childhood Lead Poisoning Prevention Program and Healthy Homes Program and to authorize the City Manager to sign the agreement.

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

**12. Interagency Agreement between the City of Dubuque and the Dubuque County Board of Health for Inspection of Pools, Spas and Tattoo Parlor Facilities in Dubuque County**

City Manager recommending City Council approve the sub-contract between the City of Dubuque and the Dubuque County Board of Health for the inspection and enforcement of swimming pools and spas, and tattoo parlors to be effective July 1, 2025, through June 30, 2028 and authorize the City Manager to sign the agreement.

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

**13. 2026 DollarWise Innovation Grant Application**

City Attorney recommending City Council ratification of the submitted application for the 2026 DollarWise Innovation Grant.

**RESOLUTION** Retroactively Authorizing The Filing Of An Application For The 2026 Dollarwise Innovation Grant With The United States Conference Of Mayors  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**14. Urban Sustainability Directors Network (USDN) Grant Application**

City Manager recommending City Council approve the submittal of the grant proposal to the USDN Catalyst Fund.

**RESOLUTION** Retroactively Authorizing The Filing Of An Application For The Catalyst Fund With Urban Sustainability Directors Network (USDN)

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

**15. Intent to Apply for City of Dubuque AmeriCorps Program**

City Manager recommending City Council approval to submit the City of Dubuque's AmeriCorps grant application by the State of Iowa's deadline of December 8.

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

**16. Signed Contracts**

563 Design, PLLC for the Fire Station Headquarters – Interior Remodel; A-L-L Equipment for Service and/or repairs; Business Telephone Supply for Maintenance to Iowa Street Parking Ramp – Elevator Phone Issue; Eastern Iowa Asphalt Maintenance Inc. for the Restripe Parking Ramps; Ellis Appliance for the Emergency Appliance Repairs for Transportation Services; Ehrlich Concrete & Excavating for the June Drive Storm Sewer and Intake Improvements; Evora Energy for the Fuel System Upgrade; Get Control for Get Control Academy Webinars; Knights of Columbus, Dubuque Council No. 510 for display in Washington Park; Musco Corporation DBQ Musco Sports Lighting, LLC for Services and fees for remote control links; Oak View Group for the Legislative Dinner; OPW Fuel Management Systems, Inc. for the Kerper Court Fuel Island EMV Service and Subscription; Origin Design Co. for the FY2025 City of Dubuque Water System Modeling; Overhead Door Company of Dubuque for Labor and/or installation; The Jetter Guy LLC to Provide inspections and service – Fats, oil and grease removal of great trap; Snow Removal Agreements with Adobos Mexican Grill, Cottingham and Butler, Department of Corrections, Fischer Companies, Graham Brothers, Grand Opera House, Hartig, Midwest One Bank, Miller Companies, Northeast Iowa Community College, Premier Bank, and United Way of Dubuque; Sunflower Enterprises, Inc. for the lease of Barge #23, 175x32x5; Valentine Construction Co. for Concrete Work in Port Ramp; Tschiggfrie Excavating for Terminal Street Lift Station Bypass Pumping; WHKS & Co. for the Track Line Sanitary Sewer Relocation Project – Phase One; Wiss, Janney, Elstner Associates, Inc. (WJE) for Proposal structural assessment and material studies for three Caldwell-era buildings at Eagle Point Park.

**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 a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Staver-Muench, 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 December 15, 2025, on a proposed Development Agreement by and between the City of Dubuque, Iowa and Staver-Muench, 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 Staver-Muench, 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 December 15, 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.

**Arts and Cultural Affairs Advisory Commission**

One, 3-Year term through June 30, 2027 (Vacant At Large member who lives or works outside the cultural and entertainment district term of Loney-Bichell)

Applicants:

Ryan Arians, 1201 Madera St.  
Rodrigo Marin, 2240 Central Ave.  
Erin Martin, 2860 Danlin Ct.  
Sarah Ndagire, 1536 Kehl Ct.

**Resilient Community Advisory Commission**

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

Applicant:

Lucas Delaney, 1284 University Ave.

**Zoning Board of Adjustment**

One 5-Year term through March 25, 2026 (Vacant term of McCoy)

Applicant:

Ben Loeffelholz, 3180 Keokuk Crt.

#### **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. Eagle Point Water Treatment Plant Roof Rehabilitation Project Public Hearing**

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost of \$500,000 for the Eagle Point Water Treatment Plant Roof Rehabilitation Project, and City Manager recommending approval.

**RESOLUTION** Eagle Point Water Treatment Plant Roof Rehabilitation 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. Commercial Air Service Minimum Revenue Guarantee**

City Manager providing follow-up information on the Commercial Air Service Minimum Revenue Guarantee and recommends City Council receive and file the information and be prepared to take final action at the December 15, 2025 City Council meeting.

**Suggested Disposition: Receive and File; Place on December 15, 2025, Agenda**

**2. Fire Department FTE Increase and Fire Cost Recovery Fee**

City Manager recommending City Council approval to create a Fire Cost Recovery Fee and to create 5 firefighter positions.

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

**3. Award of Public Improvement Construction Contract — Comiskey Park Phase 2 Redevelopment Project**

City Manager recommending City Council adopt the attached resolution to approve the Comiskey Park Phase 2 Redevelopment Project and award the Public Improvement Construction Contract to Portzen Construction in the amount of \$2,515,000.00, 25.5% under the engineer's estimate.

**RESOLUTION** Awarding The Public Improvement Construction Contract For The

Comiskey Park Phase 2 Redevelopment Project

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

**4. Repeal of Amendments to City Code Title 2, Chapter 5 - Housing Commission**

City Attorney and City Clerk recommending repeal of Ordinance 33-24, adopted on June 17, 2024, to undo the inadvertent deletion of some required language to Title 2, Chapter 5 of the code of ordinances.

**ORDINANCE** Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 5 Housing Agency And Community Development Commissions By Repealing Ordinance 33-24

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

**5. Proposed Amendment to Arts & Cultural Affairs Advisory Commission Ordinance Regarding Membership**

City Manager recommending City Council approval of the proposed amendment to the ordinance governing the City's Arts & Cultural Affairs Advisory Commission.

The amendment seeks to address the current commissioner special qualifications.

**ORDINANCE** Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 8 Arts And Cultural Affairs Advisory Commission, Section 5 Membership

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

**6. Amending Tax Increment Ordinance 8-25 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.4 of the Amended and Restated Plan**

City Manager recommending City Council adopt a ordinance amending the most recent Ordinance 8-25 for the Dubuque Industrial Center Economic Development District ("District").

**ORDINANCE** Correcting And Amending Ordinance No. 8-25, Previously Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Area Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Redevelopment Project By Adding Subarea T To The Division Of Revenues

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

**7. Fire Department 2025-2030 Strategic Plan**

City Manager providing the Dubuque Fire Department's 2025-2030 Strategic Plan.

**Suggested Disposition: Receive and File**

**8. Dubuque Historic Federal Building MEP Systems Recommendation of**

### **Selection of Professional Consultant Services**

City Manager recommending City Council approval to select Shive-Hattery, Inc. as the consultant for the Historic Federal Building MEP Systems Assessment and New Systems Design and authorize the City Manager to negotiate a consultant agreement with Shive-Hattery, Inc.

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

### **9. Housing Creation Incentives Staff Recommendations – Updated Matrix**

City Manager recommending City Council approval of the attached resolution authorizing the City Manager to implement the updated housing creation incentives to support additional unit creation in Dubuque.

**RESOLUTION Authorizing The City Manager To Offer And Amend Housing Development Incentives For City Of Dubuque Development Agreements**

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

### **10. List of Iowa Economic Development Authority's 2025 Redevelopment Tax Credit Recipients from Dubuque**

City Manager providing the list of successful applicants for the Iowa Economic Development Authority's 2025 Redevelopment Tax Credit Recipients for 2025.

**Suggested Disposition: Receive and File**

### **11. Updated Workforce Housing Handout**

City Manager providing a copy of a handout explaining workforce housing and highlighting several workforce housing projects currently under construction in Dubuque. The handout will be mailed with City of Dubuque utility bills from December 17 through January 7.

**Suggested Disposition: Receive and File**

### **12. Ribbon-Cutting Ceremony for Dubuque County 911 Emergency Communications Center Video**

A ribbon-cutting ceremony for the new Dubuque County Emergency 911 Communications Center, located at 7880 Chavenelle Rd., was held on November 6, 2025. A video recap of the event, produced by City of Dubuque Communications Office staff, will be shown. The video of the full event can be viewed at

[https://youtu.be/eDg1FDHj3eQ?si=4cOctWDhU\\_cgJ5WK](https://youtu.be/eDg1FDHj3eQ?si=4cOctWDhU_cgJ5WK)

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

### **13. Videos of Eagle Point Park Projects**

Communications Office staff will show two videos featuring recent improvement projects at Eagle Point Park. One video focuses on staff from the Parks and Recreation Department conducting tree trimming and pruning and the other video highlights concrete and paving repairs completed in partnership with the Public Works Department. The videos can be seen on the City's YouTube channel at:

[https://youtu.be/lnK9126tR\\_w?si=R9DR\\_EapTx0CbNOh](https://youtu.be/lnK9126tR_w?si=R9DR_EapTx0CbNOh)

<https://youtu.be/5v1H1StrClk?si=gtu5ci1jLRWNEHUC>

**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 [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.