



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
December 15, 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

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

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognition of Iowa DOT District 6 Engineer Jim Schnoebelen

City staff will recognize Iowa Department of Transportation (DOT) District 6 Engineer Jim Schnoebelen on his retirement and acknowledge his contributions to the City of Dubuque throughout his tenure.

2. Recognition of Outgoing Council Members Susan Farber and Ric Jones

A formal acknowledgment will be made recognizing the service of outgoing Ward One Council Member Susan Farber and At-Large Council Member Ric Jones.

PROCLAMATIONS

1. **Veterans Appreciation Month (December 2025)**

On behalf of Dubuque County Veteran Services, Tri-State Women Warriors, and Veterans Freedom Center.

CONSENT ITEMS

1. **Minutes and Reports Submitted**

City Council Proceedings of December 1 and 8, 2025; Airport Commission of September 23 and October 9, 2025; Five Flags Civic Center Advisory Commission of September 8, 2025; Human Rights Commission of November 18, 2025; Parks and Recreation Advisory Commission of October 21, 2025; Zoning Advisory Commission of November 5, 2025; Proof of Publication for City Council Proceedings of November 17, 2025; Proof of Publication for Expenditure Reports presented at the November 17, 2025, City Council meeting.

Suggested Disposition: Receive and File

2. **Notice of Claims and Suits**

Christian Heim for vehicle damage; Randy Johnson for vehicle damage; Lindsey Williams 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: Julio Vega Chacon 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. **Debt Management Policy Revisions**

City Manager recommending City Council approval of revisions to the existing Debt Management Policy.

Suggested Disposition: Receive and File; Approve

6. **January/February 2026 City News Newsletter**

City Manager providing a copy of the January/February 2026 issue of the City News newsletter, which will be mailed with City of Dubuque utility bills from December 17, 2025, through January 7, 2026. The publication is also available

online at www.cityofdubuque.org/citynews.

Suggested Disposition: Receive and File

7. Power Outage Preparedness Flyer

City Manager providing a copy of the Power Outage Preparedness flyer, prepared by the Communications Office, which will be mailed with City of Dubuque utility bills from December 17, 2025, through January 7, 2026.

Suggested Disposition: Receive and File

8. 2026 State Legislative Priorities

City Manager recommending adoption of the 2026 State Legislative Priorities

Suggested Disposition: Receive and File; Approve

9. Update on Neighborhood Evolution Contract Services

City Manager providing an update on activities underway through the City's contract with Neighborhood Evolution to support small-scale development.

Suggested Disposition: Receive and File

10. Housing Creation Incentives – Updated Matrix

City Manager recommending City Council receive and file the attached updated Housing Incentive Matrix.

Suggested Disposition: Receive and File

11. Funding Request for State Mandated Open Meetings and Open Records Training

City Manager recommending City Council approval to allocate \$2,500 annually for state-mandated open meetings and open records training for members of governmental bodies who were elected or appointed after July 1, 2025.

Suggested Disposition: Receive and File; Approve

12. Plat of Survey of Stockel Acres

Zoning Advisory Commission recommending City Council approve the Final Plat of Stockel Acres subject to waiving the lot frontage requirement for Lot 2.

RESOLUTION Approving The Final Plat Of Stockel Acres, In The City Of Dubuque, Iowa

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

13. 2025 Maintenance Dredging Project - Acceptance of Public Improvement Construction Contract

City Manager recommending City Council adopt the attached resolution to accept the Public Improvement Construction Contract and to authorize the payment of the contract amount of \$261,416.21 to Newt Marine Service for the 2025 Maintenance Dredging Project.

RESOLUTION Accepting The 2025 Maintenance Dredging Project And Authorizing Final Payment To The Contractor

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

14. 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 construction contract to Poly Vinyl Roofing, Inc. of Mount Vernon, Iowa in the amount of \$357,068.00 which is 28% below the estimate.

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

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

15. 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)

16. Parking Revenue Collector FTE Allocation Change

City Manager recommending City Council approval to allow Transportation Services Parking Department to modify the full-time employee (FTE) allocation for the Parking Revenue Collector position to 0.50 FTE with a 0.15 FTE Custodian position.

Suggested Disposition: Receive and File; Approve

17. Areas of Persistent Poverty RFP

City Manager recommending City Council authorization to release the Areas of Persistent Poverty RFP and that the City Manager be authorized to negotiate and execute an agreement with the recommended consultant.

Suggested Disposition: Receive and File; Approve

18. 2025 Tree City USA Application Approval Process

City Manager recommending City Council approval to apply for Dubuque to become recertified as a Tree City USA and for the Mayor to sign the attached Tree City USA designation application.

Suggested Disposition: Receive and File; Approve

19. Housing and Community Development Staffing Request

City Manager recommending City Council approval to add a full-time Grants Supervisor and add a full-time Administrative Support Professional (Grants) under the grants division in the Housing and Community Development Department.

Suggested Disposition: Receive and File; Approve

20. Berry vs. City Of Dubuque & Schmalz Precast Concrete Manufacturing

Company

City Attorney recommending approval of the mutual release with Schmalz Precast Concrete Manufacturing Company as part of the mediation of Berry vs. City Of Dubuque & Schmalz Precast Concrete Manufacturing Company.

Suggested Disposition: Receive and File; Approve

21. Bloomberg Philanthropies Youth Climate Action Grant Application Submittal

City Manager recommending City Council approval of a grant application and funding request to the Bloomberg Youth Climate Action (YCAF) grant program.

Suggested Disposition: Receive and File; Approve

22. Signed Contracts

Biechler Electric, Inc. for Community AED Implementation; Center for Public Safety Excellence for self-assessment of the Dubuque Fire Department; Dubuque Visiting Nurse Association for the Healthy Homes and Childhood Lead Poisoning Prevention Program; Emergency Services Consulting International to conduct personnel assessment programs for promotion to various positions in the Dubuque Fire Department; Everflow, LLC First Amendment for snow removal; Geisler Brothers Co for WRRRC HVAC PM Services; Hattery Real Estate Appraisals, LLC for Acquisition review appraisal and potential excess property review appraisal; Houck Transit Advertising for Transit Exterior Advertising; Hoyne Landscaping & Snow Plowing, Inc. for 2025-2026 Snow/Ice Removal from Public Sidewalks; Lamar Companies for Lease Agreement; Lange Sign Group Quotation and Purchase Agreement for Parking Ramp Electronic Sign; Leslein Trucking for Water treatment lime sludge hauling and disposal services; Lotus Engineering & Sustainability, LLC for Green House Gas Inventory; Shive-Hattery for design services for electrical vehicle charging stations for the City of Dubuque JULE site; Strand Associates for Design Services, Bidding-Related Services, and Construction-Related Services Terminal Street Pumping Station Phase 1 Improvements.

Suggested Disposition: Receive and File

23. Resolution Approving the Consent to Assignment in the matter of the Development Agreement by and between the City of Dubuque, Iowa and CARich Properties, LLC

City Manager recommending City Council adopt the attached Resolution approving the consent to the assignment by the Developer, CARich Properties, LLC, of its rights and obligations in the Development Agreement, dated August 3, 2025, by and between the City of Dubuque and CARich Properties, LLC, to Rider Lacy Block, LLC.

RESOLUTION Approving The Assignment Of The Development Agreement By And Between The City Of Dubuque And CARich Properties, LLC To Rider Lacy Block, LLC

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

24. Adoption of Supplement Number 2025 S-18 to the City of Dubuque Code of

Ordinances

City Clerk recommending approval of the resolution adopting Supplement No. 2025 S-18 as part of the Code of Ordinances of the City of Dubuque.

RESOLUTION Adopting Supplement No. 2025 S-18 To The Code Of Ordinances Of The City Of Dubuque, Iowa

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

25. 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)

26. 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. Setting a Public Hearing to Dispose of City Owned Property North of Cedar Crest Court in Dubuque Iowa

City Manager recommending City Council adopt a resolution setting a public hearing for the disposal of City Owned Property lying north of Cedar Crest Court in Dubuque Iowa be held on January 5, 2026.

RESOLUTION Of Intent To Dispose Of An Interest In City Of Dubuque Real Estate Located North Of Cedar Crest Court Pursuant To Agreements Between The City Of Dubuque And JJR Investments, LLC And Between The City Of Dubuque And BNZ Properties, LLC

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for January 5, 2026

2. Tanglewood Court Storm Sewer Extension Project - Setting a Public Hearing and Initiate Public Bidding Process

City Manager recommending City Council set a public hearing for January 5, 2026, and authorize the public bidding process and to preliminarily approve the plans,

specifications, form of contract and estimated cost of \$131,501.54 for the Tanglewood Court Storm Sewer Extension Project through the adoption of the attached resolution.

RESOLUTION Tanglewood Court Storm Sewer Extension 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 January 5, 2026

3. Setting a Public Hearing to approve the Subordination Agreement for properties located at 675 and 677 West 3rd Street

City Manager recommending City Council set a public hearing for January 5, 2026, to approve the Resolution approving a Subordination Agreement between the City of Dubuque, Iowa, Masterpiece Properties, LLC, and Mound City Bank.

RESOLUTION Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Masterpiece Properties, LLC And Mound City Bank For Interest In City Properties Located At 675 And 677 W 3rd Street

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for January 5, 2026

4. Grand Harbor Hotel - Assignment Of Development Agreement

City Manager recommending City Council adopt a resolution to set a public hearing for January 5, 2026, for the assignment of the Development Agreement from Westdale Capital Investors 3, LP to Riddle's Group, Inc.

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 Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To Riddle's Group, Inc., Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Proposed Assignment Of The Development Agreement, And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for January 5, 2026

5. Grand Harbor Hotel - Assignment of Lease Agreement

City Manager recommending City Council adopt a resolution to set a public hearing for January 5, 2026, for the assignment of the Lease Agreement from Westdale Capital Investors 3, LP to Riddle's Group, Inc.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On An Assignment Of The Lease Agreement Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To Riddle's Group, Inc., Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Proposed Assignment Of The Lease Agreement, And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for January 5, 2026

6. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and GT Novelty Condos, 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 January 5, 2026, on a proposed Development Agreement by and between the City of Dubuque, Iowa and GT Novelty Condos, 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 Gt Novelty Condos, 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 January 5, 2026

BOARDS/COMMISSIONS

1. Boards and Commission Appointments

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

Arts and Cultural Affairs Advisory Commission

One, 3-Year term through June 30, 2027 (Vacant At Large term of Loney-Bichell)
Applicants:

Jim Albee, 535 West 5th St. - Additional Applicant

Ryan Arians, 1201 Madera St.

Addison Aronson, 208 Bluff St. - Additional Applicant

Aaron Hefel, 515 ½ West 8th St. - Additional Applicant

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. Request to Rezone 514 and 518 East 22nd Street

Proof of publication on notice of public hearing to consider a request from Jacob Kohlhaas to rezone property located at 514 and 518 East 22nd Street from R-2A Alternate Two-Family Residential to R-3 Moderate Density Multi-Family Residential zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 514 East 22nd Street And 518 East 22nd Street From R-2A Alternate Two-Family Residential District To R-3 Moderate Density Multi-Family Residential District

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

2. Request to Rezone 2900 Block of Davenport Street

Proof of publication on notice of public hearing to consider a request from Sean Schriver to rezone property located at 2900 Block of Davenport Street (PINs 1014281004 and 1014278025) from AGc Agriculture with Conditions and R-1 Single Family Residential to AG Agriculture Zoning District, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2900 Block of Davenport Street From AGc Agriculture with Conditions (PIN1014281004) and R-1 Single Family Residential (PIN 1014278025) to AG Agriculture District.

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

3. Resolution Approving a 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

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 Staver-Muench, 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 Staver-Muench, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations

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 select the January 15, 2025, service termination date with Denver Air at an estimated cost of \$215,515 for the month of January.

Suggested Disposition: Receive and File; Council

2. Contract for Services Between the City of Dubuque and Greater Dubuque Housing Trust Fund

City Attorney recommending City Council approval of the attached Contract for Services with the Greater Dubuque Housing Trust Fund and authorize the City Attorney to execute the agreement on behalf of the City.

RESOLUTION Authorizing Execution Of Contract For Services Between The City Of Dubuque And Greater Dubuque Housing Trust Fund

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

3. Repeal of Title 2, Chapter 5, Article D - Trust Fund Advisory Committee

City Attorney recommending City Council repeal of Title 2, Chapter 5, Article D – Trust Fund Advisory Committee in the City Code.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 2 Boards And Commissions, Chapter 5 Housing Agency And Community Development Commissions, Article D Trust Fund Advisory Committee By Repealing The Entirety Of Article D

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

4. Special Events Ordinance Amendment and Process Improvements

City Clerk recommending City Council adopt the ordinance amending Title 10, Chapter 4 on special events which modifies definitions and procedures. City staff will present on the amendment and updates to the special events process.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 10 Public Ways And Property, Chapter 4 Parades, Assemblies And Special Events

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

5. Approval of Updates to Downtown Rehabilitation and Housing Creation Incentives Guideline Documents

City Manager recommending City Council approval of updated guideline

documents of currently available financial incentives for building redevelopment and housing creation within the Greater Downtown Urban Renewal Area, with the addition of incentives for for-sale condominiums in multifamily buildings and that existing units must have been vacant for at least 3 years to qualify for City incentives.

RESOLUTION Approving Updated Downtown Rehabilitation Grant Program Guidelines And Amended Downtown Housing Creation Grant Guidelines Version 2025.1

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

6. Ninth Amendment to the Development Agreement by and between the City of Dubuque, Iowa and GT Novelty, LLC and GT Novelty Condos, LLC

City Manager recommending City Council adopt the resolution approving the Ninth Amendment to the Development Agreement with GT Novelty, LLC and GT Novelty Condos, LLC.

RESOLUTION Approving The Ninth Amendment To The Development Agreement By And Between The City Of Dubuque, Iowa And Gt Novelty, LLC And Gt Novelty Condos, LLC

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

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 cityclerk@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 cityclerk@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, cityclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.