



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
January 5, 2026 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

Log into GoToMeeting using the information listed below. If you are joining by computer, use the chat function to indicate the item you would like to speak on or state your intention to speak during the appropriate section. If you are joining by phone, indicate the item you would like to speak on during the appropriate section. All comments, whether audio or written, must include your name and address.

Use the following link to join the meeting from your computer, tablet or smartphone.

www.CityOfDubuque.org/VirtualMeeting

You can also dial in using your phone:

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

United States: +1 (571) 317-3129

Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

Roussell, Resnick, Leyendecker, Cavanagh, Staver, Sprank, Wethal

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

SWEARING-IN

1. Swearing-In of Elected Officials and Mayor Pro Tem

Mayor-Elect Brad Cavanagh, Council Members-Elect Chris Staver, Tyson Leyendecker, and Danny Sprank, and Mayor Pro Tem David Resnick will be sworn in.

PROCLAMATIONS

1. Human Trafficking and Modern-Day Slavery Prevention Month (January 2026)

On behalf of the Coalition Against Human Trafficking and Sexual Exploitation.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of December 15, 2025; Cable TV Commission of November 19, 2025; Historic Preservation Commission of October 16, 2025; Library Board of Trustees Update of November 20, 2025; Zoning Board of Adjustment of November 20, 2025; Proof of Publication for City Council Proceedings of December 1, 2025; Proof of Publication for Expenditure Reports presented at the December 1, 2025 City Council meeting.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Joseph Mayefski for vehicle damage; William Odefy for property damage; Steven Palmer for property 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: Christian Heim for vehicle damage; Randy Johnson for vehicle damage; Joseph Mayefski for vehicle damage; William Odefy for property damage; Lindsey Williams 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. Acceptance of Public Improvements in Vintage Estates Subdivision

City Manager recommending City Council adopt the attached resolution accepting the public improvements in Vintage Estates Subdivision.

RESOLUTION Accepting Public Improvements In Vintage Estates In The City Of Dubuque, Iowa

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

6. Request of Approval CY2026 Civil Service Alternative Process for Police and Fire Hiring

City Manager recommending City Council adopt the change to forego the Civil Service Approval process as allowed under Iowa Code 400.12A and again authorize the creation of a police officer hiring eligibility list of up to 40 police officer

candidates and a firefighter eligibility list of up to 40 firefighter candidates which is outside the Civil Service Commission approval.

Suggested Disposition: Receive and File; Approve

7. Signed Contracts

Axon for the Prepared Assist Communications Service; Cintas for Uniform Product Rental and Workplace Services Products; Clarke University for clinical learning experiences for BSN Nursing Students; FEH Design for the Five Flags Civic Center Fire Escape Inspection; Manders Quality Concrete for Paver Installation; Racom Corporation for the 5th Street Ramp Camera Replacement; Zephyr Aluminum Products, Inc. for the ImOn Ice Arena ADA Swing Door Actuator Installation.

Suggested Disposition: Receive and File

8. Mediacom Rate Change Notification Letter

Correspondence from Ryan Young, Government Relations Director with Mediacom, informing the City of video programming changes and rate adjustments.

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. Setting a Public Hearing to approve the First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Viterra USA Grain, LLC

City Manager recommending City Council set a public hearing for January 20, 2026, to approve the First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Viterra USA Grain, LLC for the property located on Commercial Street (aka East Seventh Street).

RESOLUTION Setting A Public Hearing To Consider The First Amendment To The Amended And Restated Lease Agreement By And Between The City Of Dubuque And Viterra Usa Grain, LLC For Real Property In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for January 20, 2026

2. Grand Harbor Hotel - Assignment of Development Agreement

City Manager recommending City Council set a public hearing for January 20, 2026, for the assignment of the Development Agreement for the Grand Harbor Hotel from Westdale Capital Investors 3, LP to RG Hospitality, 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 Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holdings, LLC To RG Hospitality, LLC, 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 20, 2026

3. Grand Harbor Hotel - Assignment of Lease Agreement

City Manager recommending City Council set a public hearing for January 20, 2026, for the assignment of the Lease Agreement for the Grand Harbor Hotel from Westdale Capital Investors 3, LP to RG Hospitality, LLC.

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 RG Hospitality, LLC, 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 20, 2026

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. Tanglewood Court Storm Sewer Extension Project Public Hearing

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

RESOLUTION Tanglewood Court Storm Sewer Extension Project: Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost

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

2. Disposal of City Owned Property North of Cedar Crest Court

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving for the disposal of City Owned Property lying north of Cedar Crest Court in Dubuque, Iowa to JJR Investments, LLC and BNZ Properties, LLC via Quit Claim Deeds, and City Manager recommending approval.

RESOLUTION Disposing 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)

3. Resolution Approving a Development Agreement by and Between the City of Dubuque, Iowa and GT Novelty Condos, LLC, Including the Issuance of Urban Renewal Tax Increment Revenue Obligations

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 GT Novelty Condos, LLC, including 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 Gt Novelty Condos, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations

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

4. Resolution Approving a Subordination Agreement by and between the City of Dubuque, Iowa, Masterpiece Properties, LLC, and Mound City Bank

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

RESOLUTION Approving 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 W 3rd Street And 677 W 3rd Street

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. Approving the First Amendment to the Development Agreement by and Between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the Redevelopment of 1550 Elm Street

City Attorney recommending City Council adopt the attached resolution approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street in Dubuque.

RESOLUTION Approving The First Amendment To The Development Agreement By And Between The City Of Dubuque And Greater Dubuque Impact Investment Fund

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

2. Annual Review of Mayor and City Council Board and Committee Appointments

City Clerk requesting Mayor and City Council review all board and committee appointments and vacancies for any changes for the 2026 calendar year.

Suggested Disposition: Receive and File; Council

3. Work Session Requests - Greater Dubuque Development Corporation Quarterly Updates

Correspondence from Rick Dickinson, President and CEO of Greater Dubuque Development Corporation (GDDC), requesting to reschedule their previously scheduled work session from January 20 to February 16, 2026, at 6:00 p.m. GDDC also requests that additional work sessions be scheduled at 6:00 p.m. on the following dates: April 20, 2026, July 20, 2026, October 19, 2026, and January 19, 2027.

Suggested Disposition: Receive and File; Council

4. Work Session Request - Historic Millwork Outdoor Community Space Update

City Manager requesting City Council schedule a work session on Tuesday, January 20, 2026, at 6:00 p.m. for a presentation on the Historic Millwork Outdoor Community Space concepts.

Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

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.