



**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](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**

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](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.