



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
January 20, 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

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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

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

CLOSED SESSION

5:30 PM - Confidential Records - Chapter 21.5(1)(a) Code of Iowa

WORK SESSION

6:00 PM - Historic Millwork District Outdoor Community Space

City staff and consultants from Confluence will present on the Historic Millwork District (HMD) Outdoor Community Space.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognize Grand River Center for 2026 EXHIBITOR Magazine Centers of Excellence Award

Grand River Center and Oak View Group (OVG 360) staff will be recognized for their recent Special Award in EXHIBITOR Magazine's 2026 Centers of Excellence Awards.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of January 5, 2026; Airport Commission of October 28, 2025; Arts and Cultural Affairs Advisory Commission of September 30, October 28, and November 18, 2025; Library Board of Trustees of August 28, September 25, and November 20, 2025; Proof of Publication for City Council Proceedings of December 15, 2025; Proof of Publication for Expenditure Reports presented at the December 15, 2025 City Council meeting.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Peter Dotterweich for vehicle damage; Richard Herrig for vehicle damage; Alyson Nelson for vehicle damage; Ryan Scherrman for property damage; Daniel Schleter 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: Steven Palmer for property damage; Ryan Scherrman for property 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. Resolution Approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC for the Redevelopment of 2541 Central Avenue

City Manager recommending City Council adopt a resolution approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC for the redevelopment of 2541 Central Avenue.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC

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

6. Iowa Department of Transportation HMA Sealing Project

Correspondence from Jesse Tibodeau, District Engineer with the Iowa Department of Transportation, notifying the City Council of HMA joint and crack sealing on US-61 from Dubuque Airport to Lake Eleanor Road.

Suggested Disposition: Receive and File

7. Request for City Council Ratification of the First Amendment to the International Union of Operating Engineers (IUOE), Local #234 July 1, 2024 CBA

City Manager recommending City Council ratify the First Amendment to the International Union of Operating Engineers (IUOE), Local #234 July 1, 2024 CBA.

Suggested Disposition: Receive and File; Approve

8. Request for City Council Ratification of the Second Amendment to the Dubuque Professional Firefighters Association (DPFA) July 1, 2024 CBA (Specifically, FLSA OT at 204 Hours, a five (5) year CBA Duration, Wage Re-opener in Years 4 and 5 of the CBA)

City Manager recommending City Council ratify the Second Amendment to the July 1, 2024 DPFA (Fire) CBA.

Suggested Disposition: Receive and File; Approve

9. Acceptance of Grants of Permanent Easement for Storm Sewer Utility across parts of Lots 11 and 12 in Block 3 in Birch Acres, in the City of Dubuque, Iowa from James F. Breitbach and Kelly K. Breitbach, and from Benjamin T. Graham and Cindy J. Graham

City Manager recommending City Council adopt a resolution accepting the grants of easement for storm sewer utility from James F. Breitbach and Kelly K. Breitbach, and from Benjamin T. Graham and Cindy J. Graham for a proposed storm sewer extension project across parts of Lots 11 and 12 in Block 3 in Birch Acres, in the City of Dubuque, Iowa.

RESOLUTION Accepting A Grants Of Permanent Easement For Storm Sewer Utility Through, Under And Across Parts Of Lots 11 And 12 In Block 3 In Birch Acres, In The City Of Dubuque, Iowa

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

10. City Council Contact Information and Ward Map Flyer

City Manager providing a copy of the City Council Contact Information and Ward Map Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026.

Suggested Disposition: Receive and File

11. Winter Reminders Flyer

City Manager providing a copy of the Winter Reminders Flyer, which is being mailed with City utility bills from January 13 through February 3, 2026.

Suggested Disposition: Receive and File

12. Signed Contracts

A&G Electric for FY26 Electrical Installation and Repair Service Contract; CrossFit Dubuque for Physical Training For The New Hire Academy; Department of the Army Corps of Engineers, Rock Island District and Union at the Marina for Flowage Easement Disposal; Elevated Landwrx for City Property Maintenance of Tree Clearing, Brush Mowing, and Site Restoration Work; Leadership Shapers PTY Limited for the Complete Mentoring Program Facilitator Pack; Modus Engineering for the Eagle Point WTP Boiler Replacement Project - Study Phase; Neiland Refrigeration for the Grand River Center Walk-In Cooler Compressor Replacement; Northwest Mechanical, Inc for Boiler Replacement at 950 Elm Street – Intermodal Facility; Oak View Group for hosting the City of Dubuque Recognition Day at the Grand River Center; Racom Corporation for 5th Street Ramp Camera Replacement; The Painter Lady, LLC to Paint walls in Room 208B and Base Cabinet Faces in Room 208; ViDL Solutions for Amendment #3 to organizational cultural work; Wellmark Blue Cross and Blue Shield of Iowa for the Administrative Services Agreement.

Suggested Disposition: Receive and File

- 13. Improvement Contracts with Performance, Payment, and Maintenance Bonds**
Offset Construction LLC for the Rockwood Court Storm and Sanitary Sewer Repairs.

Suggested Disposition: Receive and File; Approve

- 14. Request for Qualifications for a fundraising campaign consultant for restoration at Eagle Point Park**

City Manager recommending City Council approval to distribute the enclosed Request for Qualifications (RFQ) with the purpose of engaging a fundraising consultant for the restoration of the Alfred Caldwell-designed buildings at Eagle Point Park, a collaboration under the Parks and Recreation and Planning Services Departments.

Suggested Disposition: Receive and File; Approve

- 15. Tanglewood Court Storm Sewer Extension Project: Award Public Improvement Contract**

City Manager recommending City Council award the public improvement contract for the Tanglewood Court Storm Sewer Extension Project to Gansen Excavating Inc. of Dubuque, Iowa in the amount of \$101,249.28, which is 22.42% below the engineer's estimate.

RESOLUTION Awarding Public Improvement Contract For The Tanglewood Court Storm Sewer Extension Project

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

- 16. Civil Service Commission - Certified Lists for Fire and Police Promotional Positions**

Civil Service Commission submitting the recertified list for the positions of Fire Lieutenant, Division/Bureau Chief, Assistant Fire Marshall, EMS Supervisor, and Fire Captain. The Fire Equipment Operator segment of the Fire Promotionals List

was previously exhausted. Therefore, a new list of qualified Fire Equipment Operator candidates has been certified. Additionally, the commission is submitting the certified lists for the positions of Police Lieutenant, Police Corporal, Police Captain, and Assistant Chief of Police.

Suggested Disposition: Receive and File; Make Matter of Record

17. Request to Apply for an Environmental Protection Agency Community-wide Assessment Grant in the Amount of \$500,000

City Manager recommending City Council approve the request to apply for an Environmental Protection Agency (EPA) Community-wide Assessment Grant in the Amount of \$500,000.

RESOLUTION Authorizing The Filing Of A Grant Application With The Environmental Protection Agency To Assist With Funding Community-Wide Brownfield Assessments

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

18. Tobacco Acknowledgement/Settlement Agreement between the City of Dubuque and Pink Cloud at 4835 Asbury Rd.

City Manager recommending City Council approval of the Tobacco Acknowledgement/Settlement Agreement with Pink Cloud, for their establishment at 4835 Asbury Road.

Suggested Disposition: Receive and File; Approve

19. 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)

20. 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. 7800 Chavenelle Building Remodel Project: Initiate Public Bidding Process

and Setting Date for a Public Hearing

City Manager recommending City Council grant preliminary approval of the construction plans and specifications with estimated construction of \$710,000; and establish February 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 7800 Chavenelle Building Remodel Project through adoption of the attached resolution.

RESOLUTION 7800 Chavenelle Building Remodel 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 February 2, 2026

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

City Manager recommending City Council set a public hearing for February 2, 2026, to approve the First Amendment to the Amended and Restated Lease Agreement between the City of Dubuque and Bunge USA Grain, LLC (f/k/a Viterra 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 Bunge USA Grain, LLC For Real Property In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for February 2, 2026

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2026.1

City Manager recommending City Council adopt the attached Resolution of Necessity that begins the process of creating an Amended and Restated Urban Renewal Plan, Version 2026.1 for the Greater Downtown Urban Renewal Area and any other applicable updating that may be necessary, and set the public hearing on the proposed plan for February 16, 2026.

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2026.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2026.1, For Said Area

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for February 16, 2026

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.

Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected for appointment by the mayor to the Civil Service Commission no less than thirty (30) days prior to a vote by the city council. Mayoral selection of appointments to occur at February 2, 2026, city council meeting with the vote on appointments to occur at March 16, 2026, city council meeting.

One, 4-Year Term through April 6, 2030 (Expiring term of Crabill)

Applicants:

Randall Ludowitz, 867 Barbaralee Dr.

Colleen McKenna, 1360 Mount Pleasant St.

Brian Neises, 1841 Phyllrich Dr.

Tom Parker, 2743 Mineral St.

Darcy VanOstrand, 1222 Lincoln Ave.

Community Development Advisory Commission

One, 3-Year Term through February 15, 2029 (Expiring Low to Moderate Income Area Representative term of Brown)

Applicant:

Talma Brown, 2004 Windsor Ave.

Long Range Planning Advisory Commission

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

Applicant:

Rebecca Bruce, 7926 N. Westbrook Dr.

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. Grand Harbor Hotel - Assignment of Development Agreement

Proof of publication on notice of public hearing to consider City Council approval of the assignment of the Development Agreement for the Grand Harbor Hotel from Westdale Capital Investors 3, LP to RG Hospitality, LLC, and City Manager recommending approval.

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

2. Grand Harbor Hotel - Assignment of Lease Agreement

Proof of publication on notice of public hearing to consider City Council approval of the assignment of the Lease Agreement for the Grand Harbor Hotel from Westdale Capital Investors 3, LP to RG Hospitality, LLC, and City Manager recommending approval.

RESOLUTION Approving The Assignment Of The Lease Between The City Of Dubuque, Iowa And Westdale Capital Investors 3, LP As Successor In Interest To Platinum Holding LLC To RG Hospitality, LLC

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. Request for New Ordinance - Medians 9-8-321.330

City Manager recommending City Council adopt a new ordinance to regulate pedestrian use of medians within the City of Dubuque.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic, Chapter 8 Pedestrians' Rights And Duties And Adopting A New Section 321.330 Pedestrian Safety; Use Of Certain Medians Prohibited

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

2. 2026 Federal Legislative Priorities

City Manager recommending City Council approval of the 2026 Federal Legislative Priorities.

Suggested Disposition: Receive and File; Approve

3. New Ladder Truck - Static Display

City Manager sharing that the Fire Department plans to display the new 2025 E-One Cyclone ladder truck before the Monday, February 2, 2026, City Council meeting starting at 5:30 p.m. in front of the Historic Federal Building on 6th Street.

Suggested Disposition: Receive and File

4. Work Session Request: Travel Dubuque Annual Update

Travel Dubuque President & CEO Keith Rahe requesting the City Council schedule a work session for February 2, 2026, at 6:00 p.m. to present an annual update.

Suggested Disposition: Receive and File; Council

5. Work Session Request: City Budget Resources and Online Transparency Tools

City Manager recommending City Council schedule a work session on March 2, 2026, at 5:15 p.m. for a presentation on City Budget Resources and Online Transparency Tools.

Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

Purchase or Sale of Real Estate – Chapter 21.5(1)(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.