



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
February 16, 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

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

WORK SESSION

6:00 PM - Greater Dubuque Development Corporation Quarterly Update

President and CEO Jason White will present a quarterly update on Greater Dubuque Development Corporation.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. 2025 AACE Rising Star Award Recognition

City staff will recognize Housing Inspector Lucas Gonyier for receiving the 2025

Rising Star Award from the American Association of Code Enforcement (AACE).

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of February 2 and 9, 2026; Resilient Community Advisory Commission of October 30 and December 4, 2025; Zoning Advisory Commission of December 3, 2025; Proof of Publication for City Council Proceedings of January 20, 2026; Proof of Publication for Expenditure Reports submitted at the January 20, 2026 City Council meeting.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Thomas Davis for property damage; Joselma Fautsch for vehicle damage; Deon Lawrence for vehicle damage; Kim Schmelzer 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: Joselma Fautsch for vehicle damage; Selena Fischer for vehicle damage; Kim Schmelzer 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. Final Plat of Genesis Subdivision

Zoning Advisory Commission recommending that the City Council approve the Final Plat of Genesis Subdivision.

RESOLUTION Approving The Final Plat Of Genesis Subdivision, Dubuque County, Iowa

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

6. Plat of Survey of Adair Place

Zoning Advisory Commission recommending that the City Council approve the Plat of Survey of Adair Place subject to waiving the lot area and lot frontage requirement for Lot 2.

RESOLUTION Approving The Plat Of Survey Of Adair Place, In The City Of Dubuque, Iowa

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

7. Final Plat of Hirsch Place 2nd Addition

Zoning Advisory Commission recommending that the City Council approve the Final Plat of Hirsch Place 2nd Addition.

RESOLUTION Approving The Final Plat Of Hirsch Place 2nd Addition, Dubuque County, Iowa

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

8. Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025

City Manager recommending City Council approval of the CY2025 CLG Annual report for submission to the State Historic Preservation Office (SHPO).

Suggested Disposition: Receive and File; Approve

9. 2024 Catherine Street Storm Sewer Project - Canceling the Public Improvement Contract

City Manager recommending City Council approve the cancellation of the 2024 Catherine Street Storm Sewer Project and rescind the Public Improvement Contract with Temperley Excavating Co. through adoption of the attached resolution.

RESOLUTION Rescinding Resolution No. 137-24 Which Awarded The Public Improvement Contract For The 2024 Catherine Street Storm Sewer Project To Temperley Excavating Co. Cancelling The Project And Contract

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

10. Iowa Department of Transportation Five-Year (2026-2031) 28E Agreement Maintenance and Repair of Primary Roads in Municipalities

City Manager recommending City Council approve and authorize the City Manager to execute the Five-Year (2026-2031) 28E Agreement for Maintenance and Repair of Primary Roads in Municipalities between the Iowa Department of Transportation (Iowa DOT) and the City of Dubuque.

Suggested Disposition: Receive and File; Approve

11. Temporary Agreement Between the City of Dubuque and ITC Midwest, LLC to Operate an Electric Transmission System in the City of Dubuque

Senior Counsel recommending City Council adopt the attached resolution approving the temporary Agreement authorizing ITC Midwest, LLC to operate an electric transmission system in the City of Dubuque until the franchise agreement takes effect but no later than September 30, 2026.

RESOLUTION Approving An Agreement Between The City Of Dubuque And ITC Midwest, LLC To Operate An Electric Transmission System In The City Of Dubuque

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

12. Accepting the Deed to Certain Real Estate in Dubuque County, Iowa from Merge, LLC

City Manager recommending City Council adopt the attached resolution accepting

the Warranty Deed from Merge, LLC, for real property described as: Lot 2 Adams Company's 5th Addition in the City of Dubuque, Iowa which will satisfy the terms of the Termination Agreement.

RESOLUTION Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Merge, LLC

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

13. Signed Contracts

Access Systems for printer installation, repair and/or parts; All Star Environmental LLC for Asbestos Services 6505 Pennsylvania Ave.; Automation Technical Services to Provide Materials, Inspection, and/or Repairs; Dubuque Fire Equipment for Annual Equipment Inspections; Dubuque Plumbing & Heating Co. for the City Hall Annex – Misc Plumbing Improvements; Heiar Fencing Inc. for Install Fence And Railing For Purposes of Safety; Hoyne Power & Landscaping Co. for Trucking and Construction Services; J&R Supply Co, Inc for providing access point ring and lids for maintance projects and asphalt overlay project; Kafer Lawn Care LLC for Snow and Ice Control Silver Oaks Dr.; State of Iowa for the Fiscal Year 2022 State and Local Cybersecurity Grant Program; Top Grade Excavating, Inc for the Pennsylvania Culvert Undermine Repair; Tri-City Electric Company to Provide & Install Technology Equipment in Classroom at Fire Headquarters; Valentine Construction Co for Julien Dubuque Bridge Sidewalk Snow & Ice Control.

Suggested Disposition: Receive and File

14. Wildhorse Productions LLC Pyrotechnics Permit

City Manager recommending City Council approval of a pyrotechnic permit to Wildhorse Productions LLC for an upcoming show at the Five Flags Center on Friday, February 20th and Saturday, February 21st, 2026.

Suggested Disposition: Receive and File; Approve

15. Civil Service Recertified List - Police Captain

Civil Service Commission submitting the recertified list for the position of Police Captain due to an inadvertent omission of a candidate's name from the previously certified list.

Suggested Disposition: Receive and File; Make Matter of Record

16. 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)

17. 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. 2026 Catherine Street Storm Sewer 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; estimated construction cost of \$250,000; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Catherine Street Storm Sewer Project through adoption of the attached resolution.

RESOLUTION 2026 Catherine Street Storm Sewer 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 March 2, 2026

2. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 1 - 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 having an estimated construction amount of \$372,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 1 through adoption of the attached resolution.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 1: 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 March 2, 2026

3. 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project Bid Package 2 - 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 having a construction estimate of \$89,000.00; and establish March 2, 2026, as the date of the public hearing; and hereby authorized to advertise for bid proposals for the 2026 Public Works Asphalt Overlay Program, Sidewalk Curb Ramp Project - Bid Package 2 through adoption of the attached resolution.

RESOLUTION 2026 Public Works Asphalt Overlay Program Sidewalk Curb Ramp Project - Bid Package 2: 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 March 2, 2026

4. Setting a Public Hearing for the adoption of the Public Housing Authority Annual Plan for Federal Fiscal Year 2026

City Manager recommending City Council set a public hearing for April 6, 2026, to receive input on and adopt the Public Housing Authority Annual Plan for the Public Housing Authority.

RESOLUTION Setting A Public Hearing To Review And Approve The Public Housing Authority Federal Fiscal Year 2026 Annual Plan

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 6, 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.

Human Rights Commission

Two, 3-Year terms through January 1, 2029 (Vacant terms of Kurczek and Zanger)
Applicants:

Courtney Engevold, 2756 Jackson St.

Juan Montgomery, 36 West 4th St.

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 1090 Radford Road

Proof of publication on notice of public hearing to consider a request from Luke Hoffmann - Kellhoff Properties, LLC, to rezone a portion of property located at 1090

Radford Road from CS Commercial Service and Wholesale 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 1090 Radford Road From CS Commercial Service And Wholesale District To AG Agriculture District

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

2. Request to Rezone Rustic Point #2

Proof of publication on notice of public hearing to consider a request from Brian Riniker to rezone Rustic Point #2 from R-1 Single-Family Residential to R-2 Two-Family Residential to 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 Along Wagon Wheel Lane And Rustic Point Lane Within The Rustic Point Estates Subdivision From R-1 Single-Family Residential To R-2 Two-Family Residential Zoning District

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

3. Planned Unit Development Amendment - 555 John F. Kennedy Road

Proof of publication on notice of public hearing to consider a request from Justin Somerville, Cafaro Company, to amend the conceptual plan and signage regulations for the Kennedy Mall Planned Unit Development at 555 John F. Kennedy Road with PC-Planned Commercial designation, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16, The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 19-24 Which Provides Regulations For A PUD Planned Unit Development District With A PC Planned Commercial Designation At 555 John F Kennedy Road And Adopting An Amended PUD Ordinance To Amend The Conceptual Development Plan And Signage Regulations

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

4. Resolution Approving the Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area Version 2026.1

Proof of publication on notice of public hearing to consider City Council approve a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2026.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval.

RESOLUTION Approving The Amended And Restated Urban Renewal Plan For The Greater Downtown Urban Renewal Area, Version 2026.1

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

5. Resolution Approving a Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC to Bellevue State Bank

Proof of publication on notice of public hearing to consider City Council adopt the attached Resolution approving the Collateral Assignment of Development Agreement by and between the City of Dubuque, Iowa and Hitzler Rental, LLC assigning rights to Bellevue State Bank for the redevelopment of 2541 Central Avenue, and City Manager recommending approval.

RESOLUTION Approving A Collateral Assignment Of Development Agreement By And Between The City Of Dubuque, Iowa And Hitzler Rental, LLC To Bellevue State Bank For Property At 2541 Central

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

6. Levi & Sullivan 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 \$122,523.00 for the Levi & Sullivan Storm Sewer Extension Project through the adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Levi & Sullivan Storm Sewer Extension 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. Request for Approval and Adoption of the Parks and Recreation Comprehensive Master Plan

City Manager recommending City Council adopt the Parks and Recreation Comprehensive Master Plan and to allocate \$50,000 towards a study of the existing aquatic facilities.

Parks and Recreation staff, along with the consultant from Kimley-Horn, will present the plan.

Suggested Disposition: Receive and File; Approve; Presentation

2. Presentation on Impact of Proposed Iowa Property Tax Bills

Chief Financial Officer Jennifer Larson will make a presentation on the impact of the proposed Iowa property tax bills, which include Senate Study Bill 3001, the Governor's bill Senate Study Bill 3004, and House Study Bill 596.

Suggested Disposition: Receive and File; Presentation

3. Central Avenue and White Street Corridor Phase 1 - Parking Mitigation Strategy (14th - 22nd Street) - Approve Professional Consultant Services Agreement

City Manager recommending City Council approval of the attached resolution authorizing the City Manager to execute the Professional Consultant Services Agreement with Bolton & Menk, Inc. in the amount of \$87,824.00, to complete Phase 1 - Parking Mitigation Strategy from 14th - 22nd Street, for the Central Avenue and White Street corridor.

RESOLUTION Approving Professional Services Consultant Agreement With Bolton & Menk, Inc. To Complete The Phase 1 - Parking Mitigation Strategy For The Central Avenue And White Street Corridor

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

4. Open Container Ordinances

City Attorney recommending City Council amend the open container ordinances to include the state of Iowa amendments regarding tetrahydrocannabinol.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 9 Motor Vehicles And Traffic Chapter 7 Operation Division 4 Criminal Offenses, Section 9-7-321.284: Open Containers In Motor Vehicles; Drivers And Section 9-7-321.284A: Open Containers In Motor Vehicles; Passengers

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

5. Off-Premises Sign Regulations Moratorium Extension

City Manager recommending City Council approval to extend of the Temporary Building Permit Moratorium related to off-premises signs until July 1, 2026.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 2 Building Construction, Demolition And Moving, Section 14-2-4 Moratorium For Construction Or Other Work On Certain Streets, Areas, Or Facilities By Extending The Off-Premises Sign Moratorium Effective Date To July 1, 2026

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

6. Tax Increment Ordinance for the Greater Downtown Urban Renewal District

City Manager recommending City Council approval of a tax increment ordinance, Version 2026.1 of the Amended and Restated Plan, amending the tax increment financing (TIF) District for the Greater Downtown Urban Renewal Area.

ORDINANCE Amending Ordinance No. 53-24, As Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Greater Downtown Urban Renewal District 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 Urban Renewal Plan For The Greater Downtown Urban Renewal District, By Adding The Old Mercy Subarea To The Division Of Revenues
Suggested Disposition: Receive and File; Motion B; Motion A

7. Work Session Request: Dubuque Main Street

Dubuque Main Street Executive Director David Barba requesting the City Council schedule a work session for March 16, 2026, at 6:00 p.m. to present Dubuque Main Street's annual report and an overview of the organization.

Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

Confidential Records, Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(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.