



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
April 21, 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: +1 (571) 317-3129

Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

6:00 PM - Greater Dubuque Development Corporation Quarterly Update

President and CEO Rick Dickinson will present a quarterly update on Greater Dubuque Development Corporation.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- 1. LaMetra Murdock Receives Women's Leadership Network Women of Achievement Award**

Assistant City Manager Cori Burbach will recognize Multicultural Family Center Director LaMetra Murdock for receiving the Up and Coming Leader Award from the Women's Leadership Network (WLN).

PROCLAMATIONS

- 1. Community Development Week (April 21-25, 2025)**
On behalf of the Housing and Community Development Department.
- 2. Arbor Day (April 25, 2025)**
On behalf of Dubuque Trees Forever.

CONSENT ITEMS

- 1. Minutes and Reports Submitted**
City Council Proceedings of March 31, and April 2, April 3, April 7, April 8, April 9, and April 10, 2025; Airport Commission of February 25, 2025; Community Development Advisory Commission of March 26, 2025; Library Board of Trustees Update of March 27, 2025; Equity and Human Rights Commission of February 11, 2025; Proof of Publication for City Council Proceedings of March 25, 2025.
Suggested Disposition: Receive and File
- 2. Notice of Claims and Suits**
Nathan and Shauna Peterson for vehicle damage; Susan Schueller for vehicle damage.
Suggested Disposition: Receive and File; Refer to City Attorney
- 3. 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)
- 4. Sustainable Dubuque Community Grant Award Recommendation**
City Manager recommending City Council approve the recommendations of the Resilient Community Advisory Commission regarding the Round 31 funding of the Sustainable Dubuque Community Grant program.
RESOLUTION Awarding Sustainable Dubuque Grant To American Legion Auxiliary
RESOLUTION Awarding Sustainable Dubuque Grant To The Grand River Center
RESOLUTION Awarding Sustainable Dubuque Grant To Saint Vincent De Paul
RESOLUTION Awarding Sustainable Dubuque Grant To The Bike Coop
RESOLUTION Awarding Sustainable Dubuque Grant To Roosevelt Middle School
RESOLUTION Awarding Sustainable Dubuque Grant To Westminster Presbyterian

Church

RESOLUTION Awarding Sustainable Dubuque Grant To Saint Mark Youth Enrichment

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

5. First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street

City Manager recommending City Council adopt the attached resolution approving the attached First Amendment to Development Agreement by and between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Wilson House Apts, LLC

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

6. Final Plat of Kellhoff Addition

Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving the lot frontage requirement for Lot 2 and Lot 3.

RESOLUTION Approving The Final Plat Of Kellhoff Addition, In The City Of Dubuque, Iowa

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

7. Final Plat of Hy-Vee Subdivision No. 2

Zoning Advisory Commission recommending City Council approve the Final Plat of Hy-Vee Subdivision No. 2 as submitted.

RESOLUTION Approving The Final Plat Of Hy-Vee Subdivision No. 2, In The City Of Dubuque, Iowa

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

8. Signed Contract(s)

Offtaker Consent and Estoppel Certificate on the assignment of Eagle Point Energy - 1, LLC's interest in the Solar License and Power Purchase to KMDE, LLC; Lease Agreement with Dubuque Water Sports Club.

Suggested Disposition: Receive and File

9. Improvement Contract(s), Performance, Payment, and Maintenance Bonds

Tricon General Construction, Inc. for the Bunker Hill Foundation Repair Project.

Suggested Disposition: Receive and File; Approve

10. 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)

11. 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 Senate File 345

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. 2025 Repair and Maintenance of the Iowa Street Parking Garage - Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$4,011,300 for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, authorize initiating the bidding process and set a public hearing on May 5, 2025.

RESOLUTION 2025 Repair And Maintenance Of The Iowa Street Parking Garage: 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 May 5, 2025

2. Resolution Setting Public Hearing on a Proposed Development Agreement with FitzGerald EnterpriZes, L.L.C.

City Manager recommending City Council set a public hearing for May 5, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C. for the redevelopment of 2400 Central Avenue.

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 Fitzgerald EnterpriZes, L.L.C., 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 May 5, 2025

3. Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project

City Manager recommending that a public hearing be set for June 2, 2025, on the

issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley.
RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$761,000
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

4. Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$1,600,000 Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) Bee Branch Gate and Pump Project

City Manager recommending that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$1,600,000 Stormwater Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the Bee Branch Gate and Pump Project.

RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,600,000

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

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.

Mayoral Selection of Appointment to the Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the City Council. City Council vote on the appointment to occur at the June 2, 2025, City Council meeting.

Civil Service Commission

One, 4-Year term through April 6, 2029 (Expired term of White)

Applicants:

Miquel Jackson, 2827 Pennsylvania Ave.

Dan White, 3580 Pennsylvania Ave.

2. Boards and Commission Appointments

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

Zoning Board of Adjustment

One, 5-Year term through March 25, 2030 (Expired term of Ahlvin)

Applicants:

Keith Ahlvin, 264 S. Grandview

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. Planned Unit Development Amendment - 3125 Pennsylvania Avenue

Proof of publication on notice of public hearing to consider a request from James P. Gantz, Sodarock Housing Cooperative, to amend the Planned Unit Development located at 3125 Pennsylvania Avenue by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use, and Zoning Advisory Commission recommending approval. **ORDINANCE** Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 23-93 And Adopting A PUD Planned Unit Development With A PR Planned Residential District Designation And Conceptual Development Plan

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

2. Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

Proof of publication on notice of public hearing to consider City Council adopt a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval.

RESOLUTION Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

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

3. Old Mill Lift Station and Force Main Project - Phase II 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 \$12,700,000 for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II

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. Heeb Street Reconstruction Project - Award Public Improvement Project**
City Manager recommending awarding the Heeb Street Reconstruction Project to the low bidder, Pirc-Tobin, in the amount of \$655,020.84, which is 7.57% below the engineer's estimate.
RESOLUTION Awarding Public Improvement Contract For The Heeb Street Reconstruction Project
Suggested Disposition: Receive and File; Adopt Resolution(s)
- 2. Request for City Council Ratification of Teamsters Local 120, Bus Operators, July 1, 2025 Collective Bargaining Agreement (CBA)**
City Manager recommending City Council ratification of the City of Dubuque/Teamsters Local 120 Bus Operators (BU-1158) Collective Bargaining Agreement to become effective July 1, 2025.
Suggested Disposition: Receive and File; Approve
- 3. Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File**
City Manager recommending City Council adopt the resolution for the Historic Structures Report completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park and to pursue completion of the projects.
RESOLUTION To Receive And File The Historic Structures Report (HSR) For The Caldwell-Designed Structures At Eagle Point Park, Funded In Part By The Jeffris Family Foundation Heartland Fund
Suggested Disposition: Receive and File; Adopt Resolution(s)
- 4. Parks and Recreation Advisory Commission Recommendation for Naming Rustic Point Subdivision Park**
Parks and Recreation Advisory Commission recommending naming Rustic Point subdivision park Rustic Point Park.
Suggested Disposition: Receive and File; Approve
- 5. Submission of Fiscal Year Ended June 30, 2024 Annual Comprehensive Financial Report (ACFR)**
City Manager transmitting the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). Finance Manager Brian DeMoss will make a presentation.
Suggested Disposition: Receive and File; Presentation
- 6. Delivering Dubuque Video: Parks & Recreation**
City Communications Office staff will show the "Delivering Dubuque" episode on the Parks and Recreation Department. The video can be viewed on the City of Dubuque YouTube channel at

<https://youtu.be/Kxb1lvV38W4?si=KO5N9KAzt0JCcoEW>

Suggested Disposition: Receive and File; Video

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.

**City of Dubuque
City Council**

WORK SESSION #

ITEM TITLE: 6:00 PM - Greater Dubuque Development Corporation
Quarterly Update

SUMMARY: President and CEO Rick Dickinson will present a quarterly
update on Greater Dubuque Development Corporation.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. MVM Memo
2. Presentation
3. Handout
4. Greater Dubuque Strategic Plan 2025 Final



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Work Session - Greater Dubuque Development Corporation Update

DATE: April 11, 2025

Greater Dubuque Development Corporation President and CEO Rick Dickinson is sharing information for the 6:00 p.m. April 21, 2025, Greater Dubuque Development Update Work Session.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Rick Dickinson, Greater Dubuque Development Corporation President & CEO



Greater Dubuque
DEVELOPMENT CORP.

City of Dubuque Work Session

April 21, 2025 at 5:15 p.m.

YOU can be great here.



Introduction of Presentation

Rick Dickinson
President & CEO

YOU can be great here.



Greater Dubuque Strategic Plan 2025-2030

Facilitated By:
UNI Institute for
Decision Making



Greater Dubuque Strategic Plan 2025-2030

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Facilitated by:



Greater Dubuque Strategic Plan 2025-2030

Positioning Greater Dubuque for the Future



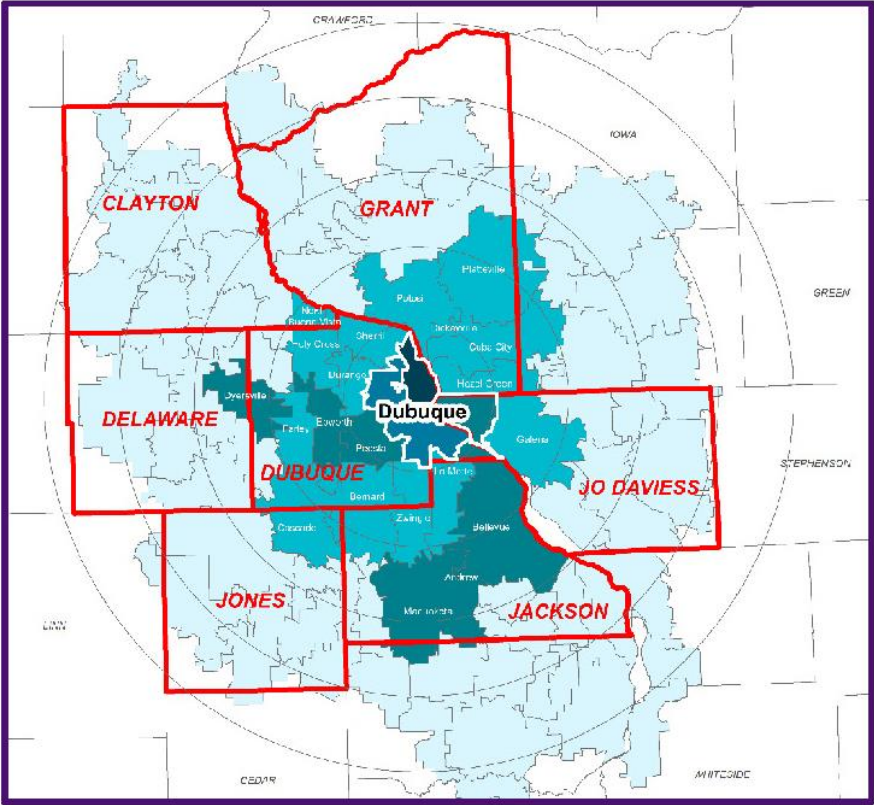
Envisioning a Greater Dubuque for 2030

The Greater Dubuque Development Corporation Board and staff convened in January 2025 to review the organization, its recent successes and future challenges, and set organizational priorities for the next five years. This strategic plan positions the organization to work toward addressing those priorities.

Those involved in the planning process included:

David Becker	Tara Duggan	Jacque Rahe	Chad Wolbers
Wayne Breckon	Travis Frampton	Pat Ready	Tom Woodward
Nicole Breitbach	Jordan Fullan	Laura Roussell	Staff:
Brad Cavanagh	Jennifer Havens	Zach Shireman	Rick Dickinson
Chad Chandlee	Zach Keeling	Kay Takes	Karen Kluesner
Jim Collins	Wayne Kenniker	Drew Townsend	Jason White
Jill Connors	Fletcher Lampkin	Mike Van Milligen	Mandi Dolson
Alex Fernandez	Jennifer Lewis	Dan Walsh	Nick Hockenberry
Alex Dixon	Antonio Mouzon	Jason Weston	Jenni Petersen-Brant
Matt Dodds	Matt Mulligan	Dean Wilgenbusch	Anna Roling

The footprint of the Dubuque Laborshed emphasizes the regional impact and collaborative opportunities of Greater Dubuque Development Corporation



Greater Dubuque Strategic Plan 2025-2030



Our Region

Greater Dubuque Development Corporation is dedicated to serving Dubuque County, IA and committed to assisting our partners in Clayton, Delaware, Jones, Jackson, Jo Daviess, and Grant Counties to elevate the economic and community development of our region.



Our Mission

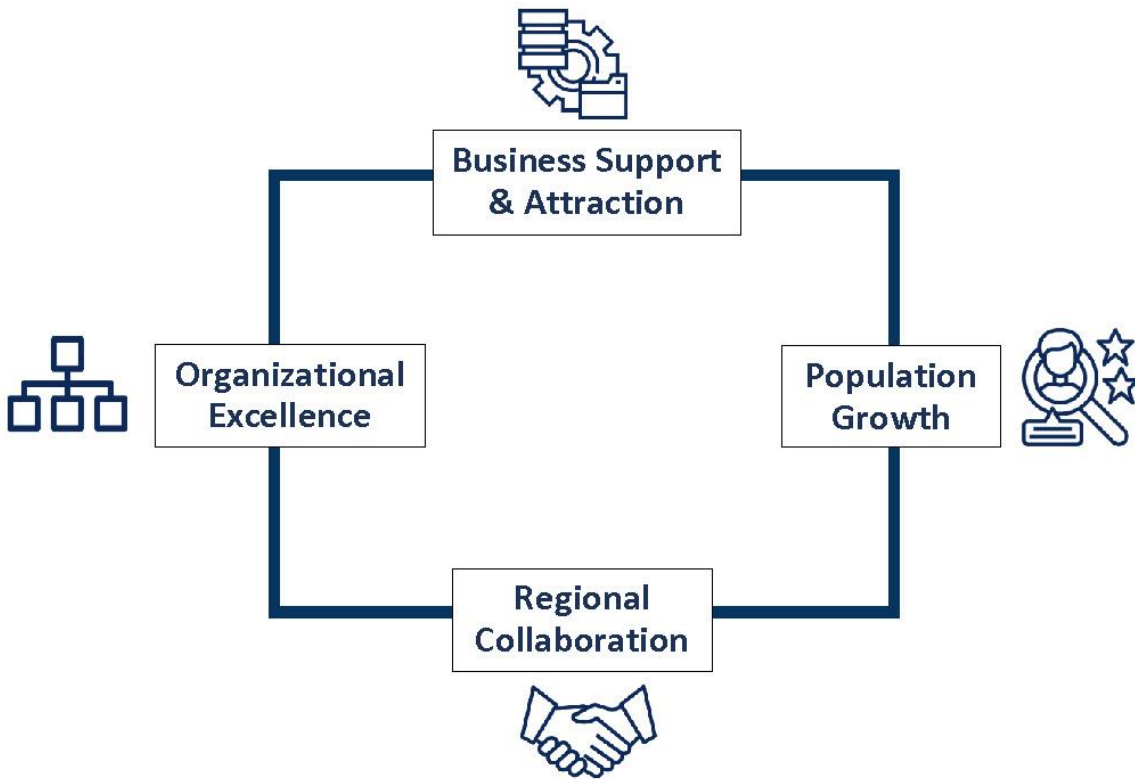
Greater Dubuque Development Corporation serves as the premier economic development organization in the region. Greater Dubuque drives economic prosperity by attracting, retaining, and growing businesses, serving as a convener and catalyst of strategic collaboration and population growth.



Our Vision for the Future

Greater Dubuque Development Corporation strives to make 2025 to 2030 an unprecedented period of economic acceleration and transformation for the region. Businesses will thrive, innovation will be cultivated, communities will partner and prosper, and people will be drawn and held by the promise of opportunity and quality of life.

Greater Dubuque's Priorities for Progress



Roles of Greater Dubuque

Leader: Taking direct action, driving initiatives, and setting the vision for economic growth.

Convener: Bringing together stakeholders, facilitating collaboration, and aligning resources to address economic challenges and opportunities

Supporter: Providing resources, expertise, and advocacy to assist other organizations, businesses, and community efforts in achieving economic development goals.

Greater Dubuque Strategic Plan 2025-2030



Business Support & Attraction

Goal A

Proactively assist existing and new businesses to grow and prosper in Dubuque and the region.

Strategies	Role in Region
a. Maintain strong existing business support services through the InfoAction interviews and other activities, and undertake appropriate follow-up to address employer challenges and opportunities.	Lead
b. Develop relationships with site locators to strengthen attraction efforts, while also providing prospects timely and competitive assistance as they consider the Dubuque region.	Lead
c. Develop strategies to increase the availability of financial capital in the region for business development projects.	Convene
d. Work with economic development partners and employers to secure site-related infrastructure, commercial air service, and similar assets needed to elevate the quality and competitiveness of the Dubuque region.	Convene

Greater Dubuque Strategic Plan 2025-2030



Population Growth

Goal B

Grow the region’s workforce.

Strategies	Role in Region
a. Provide workforce solutions, including the partnership with Woodward Communications and AccessDubuqueJobs.com, which assist employers in attracting and retaining a talented workforce in the Greater Dubuque region.	Lead
b. Develop strategies to assist the area’s institutions of higher education in efforts to increase their on-campus enrollment and to elevate employer engagement with students.	Convene
c. Collaborate with economic development partners to identify, plan, and support the development of quality of life amenities that enhance the attractiveness, desirability, and competitiveness of the community and region.	Convene
d. Continue to assist in efforts to grow housing inventories and to assess and address other important issues impacting businesses in our community.	Support

Greater Dubuque Strategic Plan 2025-2030



Regional Collaboration

Goal C

Enhance communication, collaboration, and data sharing among economic development stakeholders in Dubuque and the six-county region.

Strategies	Role in Region
a. Serve as a primary source for economic development data and education to assist local organizations and leaders in making informed decisions.	Lead
b. Convene local economic development stakeholders (e.g. Dubuque Area Chamber of Commerce, City of Dubuque, Dubuque Forward, utility providers, etc.) to develop a shared vision, a plan for economic development for the Dubuque region, and clarity concerning each stakeholder’s area(s) of focus, challenges, and needed support.	Convene
c. Facilitate regular communication and promote collaboration among region’s economic development partners to foster regional economic growth, while exploring opportunities for regionwide planning.	Convene

Greater Dubuque Strategic Plan 2025-2030



Organizational Excellence

Goal D

Maintain a mission-driven organization led by an impactful and engaged Board of Directors and professional staff.

Strategies	Role in Region
a. Complete a search and transition process for a new President & CEO.	Lead
b. Evaluate and continue to develop the organization’s funding sources and financial structure to ensure organizational sustainability.	Lead
c. Continually engage, utilize and leverage expertise of Greater Dubuque Board members.	Lead
d. Attract and retain high-quality staff to address current and emerging priorities.	Lead

Business Champions for Child Care

Nic Hockenberry

Director of Workforce Programming

YOU can be great here.



Business Champions for Child Care

Phase 2 Facilities Funding

- Bright Minds Campus received **\$845,000** through the Child Care Business Incentives Funding Program
- **100** new child care slots
- Total support from this program to date **\$3,000,000**

- Area Residential Care in partnership with St. Mark's Early Childhood received **\$395,326**. Will create **35** new child care slots.
- Dyersville Industries received **\$675,000**. Will create **25** new child care slots

Business Champions for Child Care

Business Champions for Child Care Grantees

- **Year 1 Funding Closed out December 31, 2024**

Child Care Solutions Fund

- **18** child care centers awarded: **\$829,810**
- New hires: **77**
- New child care slots: **223**

Business Champions for Child Care Grantees

- **Year 2 Funding Applications Approved
March 10, 2025**

Child Care Solutions Fund

- 20 Applications requests totaling: **\$497,243**
- 20 Applications funded totaling: **\$214,220**
- Potential new hires: **184**
- Potential increase in child care slots: **412**

Business Champions for Child Care

- Alliant Energy
- City of Dubuque
- DB&T, a division of UMB Bank, n.a.
- Diamond Jo Casino
- Dupaco Community Credit Union
- HODGE
- John Deere Foundation
- Medline Industries, Inc.
- Progressive Processing/Hormel Foods
- Q Casino + Resort
- Rite-Hite
- Theisen Supply, Inc.
- UnityPoint Health-Finley Hospital
- Woodward Communications, Inc.
- Anonymous

- Dollars pledged - \$820,000 over 3 years
- Iowa Department of Health & Human Services Child Care Solutions Fund Application - \$560,000, a 2:1 match
- **Total funding as of January 31, 2025 is \$1,380,000**
- Fundraising continues

Business Champions for Child Care

- **Community Foundation of Greater Dubuque, Dubuque Initiatives & Greater Dubuque Development**
 - **Sustainability**
 - **Transition**

Q&A on Strategic Plan & Child Care

Rick Dickinson
President & CEO

YOU can be great here.



Thank You



#youcanbegreathere



YOU can be part of the solution

become a business champion for child care

ADDRESSING A CRITICAL WORKFORCE CHALLENGE

Greater Dubuque Development Corporation conducts over 250 executive interviews annually to assess regional workforce needs. A recurring theme? Child care availability and affordability are major barriers to workforce participation.

To quantify this challenge, Greater Dubuque commissioned a Child Care Analysis in 2022. The study confirmed that inadequate child care capacity was limiting workforce participation, with long waitlists, high costs, and a lack of care for infants. Recognizing that child care is a quality of life and workforce issue, Greater Dubuque Development and its partners took action.



In its first year,
Business Champions
for Child Care:

 18

Child care centers
assisted, covering 60% of
the county's child care
capacity

\$829,810

Direct investment in child
care centers to support
workforce creation and
retention

 223

New child care slots
created

 77

Newly trained and hired
child care professionals

YOUR BUSINESS can be great here *because of world-class child care*

2024 EXPANSIONS TO CHILD CARE CAPACITY

Bright Minds Campus: Phase I

- Dubuque Initiatives in partnership with Greater Dubuque Development and others, through the Dubuque Childcare Collaborative (DCC), secured a \$2,154,800 Child Care Business Incentive Grant from the State of Iowa to develop Bright Minds Campus, a multi-employer-supported child care center located in the Dubuque Industrial Center West.
- Opened in January 2024, Bright Minds initially offered 119 child care slots.
- Co-located with Dubuque Community School District's Seedlings Preschool, enhancing early learning access, leveraging shared staffing, and providing wrap-around care.

Business Champions for Child Care Fund Established

Greater Dubuque Development and Dubuque Initiatives launched the Business Champions for Child Care in December 2023, securing \$560,000 in additional state funding and leveraging \$819,000 in local investment. Fourteen of the region's top employers stepped up to launch this multi-year fund to invest in child care, supporting workforce stability and economic growth.

In 2025, under the Business Champions for Child Care program:

 20

Child care centers applied
and funding, including 3
providers who had not
applied in 2024

\$497,243

Total funding requests
based on applicant's
potential new capacity

\$214,220

Total funding awarded to
create, recruit and retain
child care professionals

BUILDING MOMENTUM IN 2025

Bright Minds Campus: Phase II

- Due to overwhelming demand, an additional \$845,200 has been secured from the State of Iowa to invest in Phase II of the Bright Minds Campus build out.
- This dedicated funding will create 100 new child care slots and establish a child care training center, set to open by end of October 2025.

Business Champions for Child Care: Future Growth

As we move into year two, the Business Champions for Child Care program has aligned operations to focus on child care workforce attraction to increase child care capacity. By focusing investments in attraction activities, we will recruit more qualified professionals into the field, expand the number of children served, and ensure sustainable growth in our community's child care infrastructure.

Continued private investment from regional employers is crucial to grow and sustain this effort.

By becoming a Business Champion for Child Care today with your multi-year pledge, we can continue to bolster child care capacity throughout Dubuque County for years to come.

THE BOTTOM LINE

Investing in child care is an investment in workforce retention, talent attraction, and economic growth. By supporting child care expansion, employers ensure their workforce has the stability needed to thrive. Join us in building a stronger Greater Dubuque region.

Thank you to current Business Champions for Child Care

- John Deere Foundation
- Alliant Energy
- City of Dubuque
- Dubuque Bank & Trust, a division of UMB Bank, n.a.
- Diamond Jo Casino
- Dupaco Community Credit Union
- HODGE
- Medline Industries, Inc.
- Progressive Processing/Hormel Foods
- Q Casino + Resort
- Rite-Hite
- Theisen Supply, Inc.
- UnityPoint Health-Finley Hospital
- Woodward Communications, Inc.
- Anonymous Corporate Donor

TO DISCUSS THE IMPACT OF YOUR PLEDGE, CONTACT:



Rick Dickinson

President & CEO | Greater Dubuque Development Corporation
563-557-9049 | rickd@greaterdubuque.org

YOU can be great here.



**Greater
Dubuque**
DEVELOPMENT CORP.

2025-2030
Strategic Plan

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Facilitated by:



Positioning Greater Dubuque for the Future



Envisioning a Greater Dubuque for 2030

The Greater Dubuque Development Corporation Board and staff convened in January 2025 to review the organization, its recent successes and future challenges, and set organizational priorities for the next five years. This strategic plan positions the organization to work toward addressing those priorities.

Those involved in the planning process included:

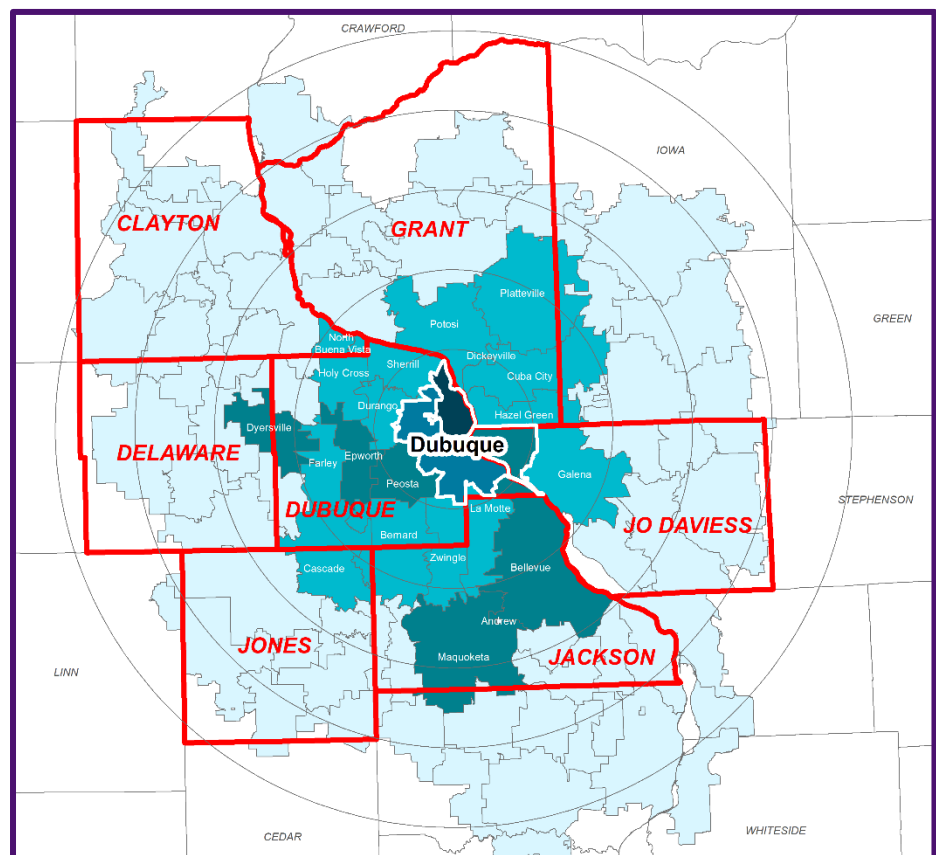
David Becker
Wayne Breckon
Nicole Breitbach
Brad Cavanagh
Chad Chandlee
Jim Collins
Jill Connors
Alex Fernandez
Alex Dixon
Matt Dodds

Tara Duggan
Travis Frampton
Jordan Fullan
Jennifer Havens
Zach Keeling
Wayne Kenniker
Fletcher Lampkin
Jennifer Lewis
Antonio Mouzon
Matt Mulligan

Jacque Rahe
Pat Ready
Laura Roussell
Zach Shireman
Kay Takes
Drew Townsend
Mike Van Milligen
Dan Walsh
Jason Weston
Dean Wilgenbusch

Chad Wolbers
Tom Woodward
Staff:
Rick Dickinson
Karen Kluesner
Jason White
Mandi Dolson
Nick Hockenberry
Jenni Petersen-Brant
Anna Roling

The footprint of the Dubuque Laborshed emphasizes the regional impact and collaborative opportunities of Greater Dubuque Development Corporation





Our Region

Greater Dubuque Development Corporation is dedicated to serving Dubuque County, IA and committed to assisting our partners in Clayton, Delaware, Jones, Jackson, Jo Daviess, and Grant Counties to elevate the economic and community development of our region.



Our Mission

Greater Dubuque Development Corporation serves as the premier economic development organization in the region. Greater Dubuque drives economic prosperity by attracting, retaining, and growing businesses, serving as a convener and catalyst of strategic collaboration and population growth.



Our Vision for the Future

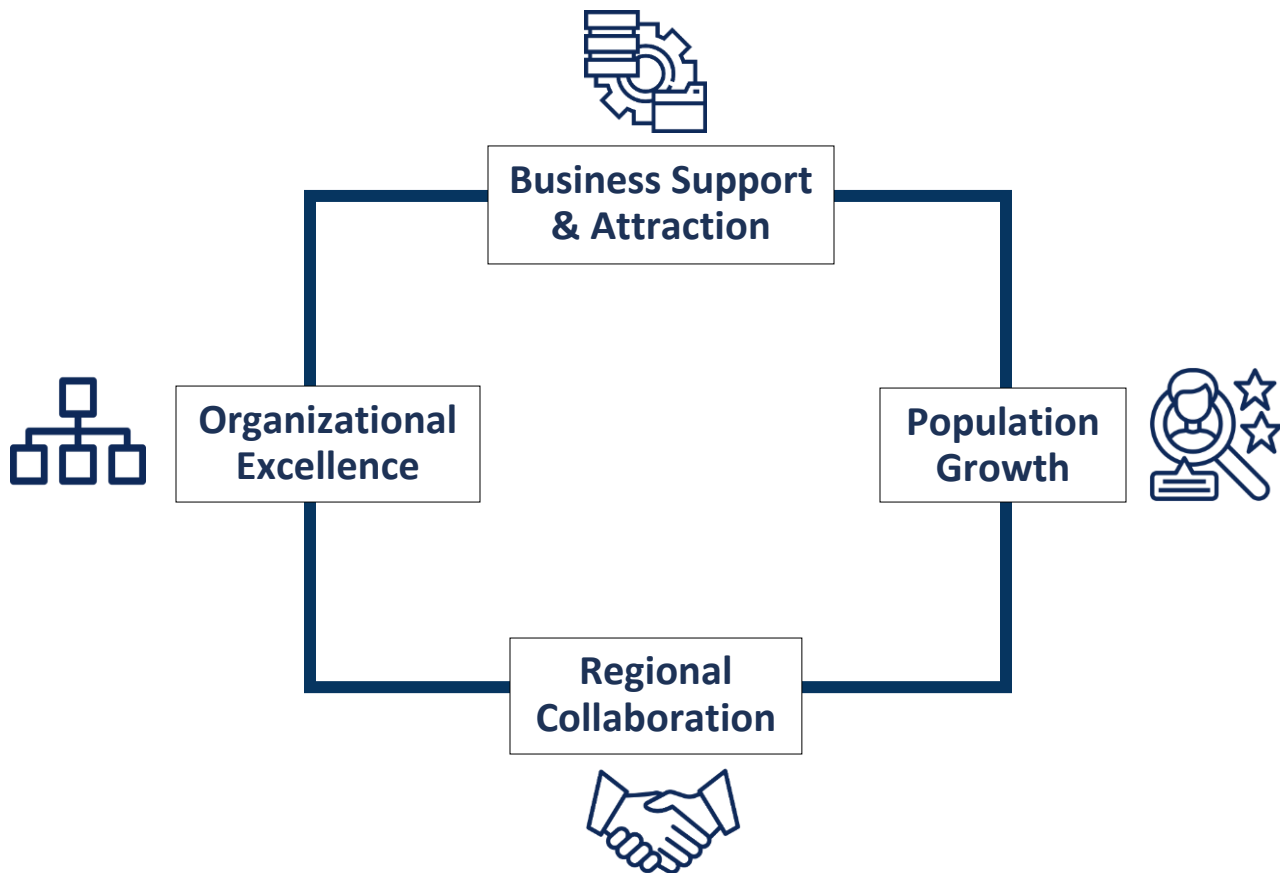
Greater Dubuque Development Corporation strives to make 2025 to 2030 an unprecedented period of economic acceleration and transformation for the region. Businesses will thrive, innovation will be cultivated, communities will partner and prosper, and people will be drawn and held by the promise of opportunity and quality of life.



**Greater
Dubuque**
DEVELOPMENT CORP.



Greater Dubuque's Priorities for Progress



Roles of Greater Dubuque

- Leader:** Taking direct action, driving initiatives, and setting the vision for economic growth.
- Convener:** Bringing together stakeholders, facilitating collaboration, and aligning resources to address economic challenges and opportunities
- Supporter:** Providing resources, expertise, and advocacy to assist other organizations, businesses, and community efforts in achieving economic development goals.



Business Support & Attraction

Goal A

Proactively assist existing and new businesses to grow and prosper in Dubuque and the region.

Strategies	Role in Region
a. Maintain strong existing business support services through the InfoAction interviews and other activities, and undertake appropriate follow-up to address employer challenges and opportunities.	Lead
b. Develop relationships with site locators to strengthen attraction efforts, while also providing prospects timely and competitive assistance as they consider the Dubuque region.	Lead
c. Develop strategies to increase the availability of financial capital in the region for business development projects.	Convene
d. Work with economic development partners and employers to secure site-related infrastructure, commercial air service, and similar assets needed to elevate the quality and competitiveness of the Dubuque region.	Convene



Population Growth

Goal B

Grow the region's workforce.

Strategies	Role in Region
a. Provide workforce solutions, including the partnership with Woodward Communications and AccessDubuqueJobs.com, which assist employers in attracting and retaining a talented workforce in the Greater Dubuque region.	Lead
b. Develop strategies to assist the area's institutions of higher education in efforts to increase their on-campus enrollment and to elevate employer engagement with students.	Convene
c. Collaborate with economic development partners to identify, plan, and support the development of quality of life amenities that enhance the attractiveness, desirability, and competitiveness of the community and region.	Convene
d. Continue to assist in efforts to grow housing inventories and to assess and address other important issues impacting businesses in our community.	Support



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Regional Collaboration

Goal C

Enhance communication, collaboration, and data sharing among economic development stakeholders in Dubuque and the six-county region.

Strategies	Role in Region
a. Serve as a primary source for economic development data and education to assist local organizations and leaders in making informed decisions.	Lead
b. Convene local economic development stakeholders (e.g. Dubuque Area Chamber of Commerce, City of Dubuque, Dubuque Forward, utility providers, etc.) to develop a shared vision, a plan for economic development for the Dubuque region, and clarity concerning each stakeholder's area(s) of focus, challenges, and needed support.	Convene
c. Facilitate regular communication and promote collaboration among region's economic development partners to foster regional economic growth, while exploring opportunities for regionwide planning.	Convene



Organizational Excellence

Goal D

Maintain a mission-driven organization led by an impactful and engaged Board of Directors and professional staff.

Strategies	Role in Region
a. Complete a search and transition process for a new President & CEO.	Lead
b. Evaluate and continue to develop the organization's funding sources and financial structure to ensure organizational sustainability.	Lead
c. Continually engage, utilize and leverage expertise of Greater Dubuque Board members.	Lead
d. Attract and retain high-quality staff to address current and emerging priorities.	Lead



**Greater
Dubuque**
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**City of Dubuque
City Council**

PRESENTATIONS # 1.

ITEM TITLE: LaMetra Murdock Receives Women's Leadership Network
Women of Achievement Award

SUMMARY: Assistant City Manager Cori Burbach will recognize
Multicultural Family Center Director LaMetra Murdock for
receiving the Up and Coming Leader Award from the
Women's Leadership Network (WLN).

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. 2025 Murdock WLN Women of Achievement

WLN Women of Achievement Nomination

Up & Coming Leader: a young leader who is in the early stages of their leadership journey and is demonstrating dynamic leadership ability within her organization or her community

Nominee: LaMetra Murdock, Director, Multicultural Family Center

LaMetra's compassion for those in need, commitment to create a community in which all residents feel accepted and supported, and contagious joy and smile are all infectious. For these reasons and more, I am honored to tell you about the time she's been my colleague at the City of Dubuque, and why she's an Up & Coming Leader in our community.

While LaMetra's may be a relatively new face in Dubuque, she has a rich life history that has taken her to this moment where she's ready to lead. Notably, she spent years working for the City of Chicago coordinating services for seniors trying to stay in their homes and unhoused residents living on the streets and in shelters. These experiences have taught her about poverty, brain health issues, violence, and more. She came to Dubuque in 2017 and has provided direct service to countless families through her work at Hillcrest Family Services and the City of Dubuque's Family Self-Sufficiency Program. During her time in the City's Housing department, LaMetra was a case manager for families, helping them work through a variety of crises and find safe, affordable housing. Our partners in providing these services will tell you she did so much more, working to address systemic barriers to education, employment, housing, health care, food access, and more, often for our most vulnerable populations, often acting beyond her job description.

In 2024, LaMetra interviewed for an advancement position in the City. She walked in and told us that while it pained her to consider stepping away from being the first call families made when in need, she was ready and excited to fix the systems that were impacting them, making a bigger influence. Since being named the Multicultural Family Center Director, she's been doing nothing but that. She is working with multiple City departments to serve our residents, and has become an intercultural competency trainer to help all staff understand perspectives different than their own that help them relate to others with empathy. She can be found at the MFC at all hours of the day, cooking food with Dubuque families, creating a safe space for teens, or welcoming visitors from all over the world who see themselves within the walls of the Center. She will tell you she wants Dubuque to be a place where everyone feels welcome, supported, and safe. She shares stories from her own life and her families' history to build understanding with colleagues and community members who were brought up differently than her. Last week, she (a black mom) and I (a white mom) had a meaningful discussion about what it looks like today to raise children in this world. I learn so much from her, and I am humbled by her.

LaMetra has said yes to opportunity to things like the Dubuque Chamber's Leadership Dubuque program and joining the Dubuque Community Police Relations Committee (DCPRC). It is clear she is open to expanding her connections in her community in order to expand her understanding and impact. She is undeniably worthy of this award. She isn't afraid to lead with her own curiosity and lean into uncomfortable conversations that leave those of us who have the opportunity to have them with her better off. Not only is she an Up and Coming leader in Dubuque, but she's the type of leader I think we need now.

**City of Dubuque
City Council**

PROCLAMATIONS # 1.

ITEM TITLE: Community Development Week (April 21-25, 2025)
SUMMARY: On behalf of the Housing and Community Development
Department.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:
1. Proclamation

PROCLAMATION

WHEREAS, the week of April 21-25, 2025 has been designated as National Community Development Week to celebrate the Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment, and economic opportunities to low- and moderate-income residents; and

WHEREAS, over the past four years, our community has received a total of \$4,219,852 in CDBG funds; and

WHEREAS, the following activities have been funded: First Time Homebuyer Program; Homeowner Rehabilitation Program; Rental Unit Rehabilitation; Lead and Healthy Homes Match Funding; Short Term Rental, Mortgage, and Utility Assistance; Park Redevelopment including Comiskey Park and Lincoln Outdoor Wellness Project; Microenterprise Assistance Program; Infrastructure Improvements; Childcare Development; Housing Capital Improvement Projects; Neighborhood Recreation Programs; Homeless Shelter Rehabilitation; Zoning Enforcement; and Vacant Building Enforcement.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF AND THE RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF APRIL 21-25, 2025 AS

“COMMUNITY DEVELOPMENT WEEK”

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 21st day of April 2025

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Mary Bridget Corken Deutsch, Housing and Community Development.
Accepted by Tracy Morrison of Catholic Charities.

2024: Submitted by Mary Bridget Corken Deutsch, Housing and Community Development.
Accepted by Dwight Turner, Executive Director of St. John's Almost Home Shelter for Men and Children.

2023: Submitted by Mary Bridget Corken Deutsch, Housing and Community Development.

2022: Submitted by Maddy Haverland, Housing and Community Development,

2021: Submitted by Maddy Haverland, Housing and Community Development, and accepted
by Armina Odobasic.

2019: Submitted by Kris Neyens, Housing and Community Development and accepted by
CDAC C0-Chair Jerry Hamel.

**City of Dubuque
City Council**

PROCLAMATIONS # 2.

ITEM TITLE: Arbor Day (April 25, 2025)
SUMMARY: On behalf of Dubuque Trees Forever.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Proclamation

PROCLAMATION

- Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- Whereas, Arbor Day is now observed throughout the nation and the world; and
- Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen and provide habitat for wildlife; and
- Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
- Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal; and
- Whereas, Dubuque Trees Forever is planning an Arbor Day Celebration in partnership with the Dubuque Arboretum and Botanical Gardens on Saturday, April 26th. The public is invited to attend from noon to 2:30 at the arboretum. Activities will include tree ID walks, a coloring contest, tree-themed story time with celebrity readers, Girl Scout Tree Promise activities and more. Free trolley rides will be available from downtown to the arboretum that afternoon. A tree planting will be held in the morning.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE 25TH DAY OF APRIL, 2025 AS

“ARBOR DAY”

IN THE CITY OF DUBUQUE, IOWA, AND URGE RESIDENTS TO PLANT TREES TO GLADDEN THE HEART AND PROMOTE THE WELL-BEING OF THIS AND FUTURE GENERATIONS.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 21st day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Laura Roussell and accepted by Tom Kramer
2024: Submitted by Tom Kramer and accepted by Steve Pregler and board members from Dubuque
Trees Forever
2023: Submitted and accepted by Tom Kramer
2022: Submitted and accepted by Hobie Wood
2021: Submitted and accepted by Hobie Wood

**City of Dubuque
City Council**

CONSENT ITEMS # 1.

ITEM TITLE: Minutes and Reports Submitted

SUMMARY: City Council Proceedings of March 31, and April 2, April 3, April 7, April 8, April 9, and April 10, 2025; Airport Commission of February 25, 2025; Community Development Advisory Commission of March 26, 2025; Library Board of Trustees Update of March 27, 2025; Equity and Human Rights Commission of February 11, 2025; Proof of Publication for City Council Proceedings of March 25, 2025.

SUGGESTED DISPOSITION: Receive and File

ATTACHMENTS:

1. 3 31 25 City Council Minutes
2. 4 2 25 City Council Minutes
3. 4 3 25 City Council Minutes
4. 4 7 25 City Council Minutes
5. 4 8 25 City Council Minutes
6. 4 9 25 City Council Minutes
7. 4 10 25 City Council Minutes
8. Airport Minutes of February 25 2025
9. Proof of Publication for 3.25.25 City Council Proceedings
10. February 11, 2025 EHRC Minutes
11. Library Board of Trustees Council_Update_3-27
12. Community Development Advisory Commission Minutes 3.26.25

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on March 31, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen (attended virtually), City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of the recommended Fiscal Year 2026 Budget Presentation.

ACTION ITEM

1. Recommended Fiscal Year 2026 Budget Presentation: Motion by Roussell to receive and file the documents and hear the presentation. Seconded by Jones. Chief Financial Officer Jennifer Larson presented the recommended Fiscal Year 2026 Budget. In response to questions, Larson explained that state law mandates enterprise funds to be self-sustaining and prohibits their transfer to other accounts. She also provided an overview of the debt issuance process. City Council Members commented on the costs associated with achieving the city's goals and the significance of making current investments to achieve long-term benefits. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:14 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on April 2, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen (attended virtually).

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of receiving presentations on certain Fiscal Year 2026 Department Budgets.

PUBLIC HEARINGS

City staff presented Fiscal Year 2026 departmental budgets and responded to City Council questions following each presentation. Presentations were given by representatives from the following departments:

1. City Manager's Office Fiscal Year 2026 Budget Presentation: Assistant City Manager Cori Burbach and Director of Sustainability Gina Bell. Written input was submitted by the Resilient Community Advisory Commission regarding the Sustainability Office's budget.

2. City Council Fiscal Year 2026 Budget Presentation: Cori Burbach.

3. City Attorney's Office Fiscal Year 2026 Budget Presentation: City Attorney Crenna Brumwell.

4. City Clerk's Office Fiscal Year 2026 Budget Presentation: City Clerk Adrienne Breifelder.

5. Communications Office Fiscal Year 2026 Budget Presentation: Public Information Officer Randy Gehl and Geographic Information Systems (GIS) Coordinator Nikki Rosemeyer.

6. Human Resources Fiscal Year 2026 Budget Presentation: Chief Human Resources Officer Shelley Stickfort, Administrative Assistant Angie Kelley, Employment Specialist Amanda Koppes, Talent Acquisition and Diversity Coordinator Kristen Dietz, Benefits and Compensation Manager Connie Palm, Payroll and Benefits Specialist McKenzie Capesius, and Employee Relations Manager Robyn Hosch. Clark Schloz, 2925 Burlington St., provided input on the city's tuition reimbursement program and the federal government's directives on diversity, equity, and inclusion (DEI) initiatives. Council Member Wethal suggested that the improvement package for additional funding for tuition reimbursement be held for further discussion to understand the reimbursement policy. There was insufficient support to hold the item for further discussion.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:17 p.m.

/s/Adrienne N. Breifelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on April 3, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen (attended virtually).

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

1. Catfish Creek Sewershed Interceptor Sewer Improvements - Middle Fork Project; State Revolving Fund Planning & Design Loan: Upon motion the documents were received, filed, and approved.

2. Catfish Creek Sewershed Interceptor Sewer Improvements - South Fork Project; State Revolving Fund Planning & Design Loan: Upon motion the documents were received, filed, and approved.

3. Track Line Sanitary Sewer Reconstruction Project - State Revolving Fund Planning & Design Loan: Upon motion the documents were received, filed, and approved.

PUBLIC HEARINGS

City staff presented Fiscal Year 2026 departmental budgets and responded to City Council questions following each presentation. Presentations were given by representatives from the following departments:

1. Health Services Fiscal Year 2026 Budget Presentation: Public Health Director Mary Rose Corrigan.

2. Library Fiscal Year 2026 Budget Presentation: Library Director Nick Rossman.

3. Housing and Community Development Fiscal Year 2026 Budget Presentation: Assistant Housing and Community Development Director Mike Belmont, Deputy Code Official Ben Pothoff, Assisted Housing Supervisor Gina Hodgson, Community Development Specialist Mary Bridget Corken Deutsch, and Urban Development & Housing Rehabilitation Project Manager Maddy Haverland.

4. Office of Shared Prosperity Fiscal Year 2026 Budget Presentation: Office of Shared Prosperity and Neighborhood Support Director Anderson Sainci, Data Analyst Braden Daniels, and Community Engagement Coordinator Temwa Phiri.

5. Office of Equity and Human Rights Fiscal Year 2026 Budget Presentation: Chief of Equity and Human Rights Dr. Gisella Aitken-Shadle.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:26 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION**

The Dubuque City Council met in regular session at 6:30 p.m. on April 7, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell (attended virtually), Sprank, Wethal; City Manager Van Milligen (attended virtually), City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Dubuque Police Department Crisis Intervention Team 365ink Impact Award: The Dubuque Police Department's Crisis Intervention Team (CIT) member Brendan Nugent, in attendance with CIT members Joel Cross and Mike McTague, spoke about the CIT recently receiving the Dubuque 365ink Impact Award.

PROCLAMATIONS

1. Hempstead High School 2025 State Men's Swimming Team Championship was accepted by Hempstead High School Men's Swimming Coach Rick Loeffelholz and members of the swim team on behalf of Hempstead High School.

2. National Public Health Week (April 7-12, 2025) was accepted by Environmental Sanitarian Sydney Althoff on behalf of the Health Services Department.

3. Animal Control Appreciation Week (April 13-19, 2025) was accepted by Animal Control Officer McKinzie Flanagan on behalf of the Health Services Department.

4. National Public Safety Telecommunicators Week (April 13-19, 2025) was accepted by Emergency Communications Center Director Jessica George-Rethwisch and Lead Dispatcher Katelyn McDade on behalf of the Emergency Communications Center.

5. Dubuque YP Days of Caring (April 25, 2025) was accepted by Community Service and Outreach Coordinator and YP Days of Caring Co-Chair Brittney Hayes on behalf of Dubuque YP Days of Caring.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of March 17 and March 25, 2025; Airport Commission of January 28 and February 4, 2025; Arts and Cultural Affairs Advisory Commission of February 25, 2025; Community Development Advisory Commission of February 19, 2025; Housing Commission of January 28, 2025; Library Board of Trustees Update of February 27, 2025; Park and

Recreation Commission of February 11, 2025; Resilient Community Advisory Commission of February 6, 2025; Zoning Advisory Commission of March 5, 2025; Proof of Publication for City Council Proceedings of March 3 and 17, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Susan Less for vehicle damage; Mathew Willis for property damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Tim Connolly for personal injury; Amy Keierleber Gorchala for vehicle damage; Susan Less for vehicle damage; Mathew Willis for property damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 107-25 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 was adopted.

5. Recommended Sculptures for 2025-26 Art on the River Rotating Public Art Exhibition: Upon motion the documents were received, filed, and approved.

6. Community Development Block Grant FY25 Annual Action Plan Amendment #2: Upon motion the documents were received and filed, and Resolution No. 108-25 Adopting The Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #2 was adopted.

7. Disclosure of the Conflict of Interest- CDBG Program Participation: City Manager transmitted information to formally disclose a conflict of interest concerning Dale Campbell, a member of the Community Development Advisory Commission, in relation to his application for a Community Development Block Grant (CDBG) funded microenterprise grant administered by the City's Economic Development Department and Fountain of Youth. Upon motion the documents were received and filed.

8. Rescue Vehicle Grant Application Approval: City Manager recommended City Council approval to apply for the 2025 Homeland Security Grant Program to secure funds to purchase a rescue vehicle, training, and exercises in the amount of \$451,907. Upon motion the documents were received, filed, and approved.

9. Northwest Arterial - State of Good Repair Project: US Highway 20 to John F. Kennedy Road - Acceptance of Public Improvement Contract: Upon motion the documents were received and filed, and Resolution No. 109-25 Accepting The Public Improvement For The Northwest Arterial – State Of Good Repair Project From US20 To John F. Kennedy Road (Iowa DOT Project No. STBG-SWAP-2100 (702)-SG-31) And Authorizing Final Payment To The Contractor was adopted.

10. R22-IA RAISE Infrastructure Planning Grant - Engineering Design and NEPA / Environmental Project Development: Recommend Approval of Grant Agreement Amendment No. 1: Upon motion the documents were received and filed, and Resolution No. 110-25 Approving Grant Agreement Amendment No. 1 With The U.S. Department Of Transportation For The Awarded RAISE Infrastructure Planning Grant was adopted.

11. Switch Development at JFK, LLC Property Right of Way Plat and Dedication - JFK Rd. and West 32nd St. Intersection Improvements Project: Upon motion the documents were received and filed, and

Resolution No. 111-25 Approving The Acquisition Plat Of Lot 1A Of Switch Development @ JFK No. 3, In The City Of Dubuque, Iowa was adopted.

12. Iowa Department of Transportation PCC Patching Project Notifications Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation (DOT), notifying the City Council of PCC patching projects on US-20, US-151, and US-61. Upon motion the documents were received and filed.

13. Signed Contract(s): Offtaker Consent and Estoppel Certificate on the assignment of Eagle Point Energy - 1, LLC's interest in the Solar License and Power Purchase to KMDE, LLC. The suggested disposition for this item was omitted from the agenda. Therefore, this item will be included on a future City Council agenda for consideration and action.

14. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Giese Sheet Metal Co. Inc. for the ImOn Ice Arena Dehumidification System Upgrade Project; Tschiggfrie Excavating Co. for the Southgate Drive Sanitary Sewer Improvement Project. Upon motion the documents were received, filed, and approved.

15. Five Flags Civic Center Management Services - Negotiating with Global Spectrum, L.P. d/b/a OVG: Upon motion the documents were received and filed.

ITEMS SET FOR PUBLIC HEARING

Motion by Sprank to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Wethal. Motion carried 7-0.

1. Old Mill Road Lift Station and Force Main Project - Phase II: Initiate Public Bidding Process and Setting Date for a Public Hearing: Upon motion the documents were received and filed and Resolution No. 112-25 To Provide For A Notice Of Hearing On Proposed Plans, Specifications, Form Of Contract And Estimate Of Cost For The Old Mill Lift Station And Force Main Project - Phase II, And The Taking Of Bids Therefor was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 21, 2025 in the Historic Federal Building.

2. Setting a Public Hearing for The Jule's Iowa Department of Transportation's Consolidated Funding Application: Upon motion the documents were received and filed and Resolution No. 113-25 Setting The Date For A Public Hearing On Iowa DOT Consolidated Funding Application was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on May 19, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Zoning Board of Adjustment: One, 5-Year term through March 25, 2030 (Expired term of Ahlvin). Applicant: Keith Ahlvin, 264 S. Grandview. Ahlvin spoke in support of his application.

PUBLIC HEARINGS

1. Hold a Public Hearing to Adopt the 5-Year Public Housing Authority (PHA) Plan 2025-2029: Motion by Jones to receive and file the documents and adopt Resolution No. 114-25 Authorizing The Mayor

To Execute The Certification By State Or Local Office Of The 5-Year Public Housing Agency (PHA) Plan's Consistency With The Consolidated Plan And Approval Of The 5-Year Pha Plan. Seconded by Farber. The City Council thanked the Housing Commission for their work on the plan. Motion carried 7-0.

2. Heeb Street Reconstruction Project Public Hearing: Motion by Wethal to receive and file the documents and adopt Resolution No. 115-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The Heeb Street Reconstruction Project. Seconded by Sprank. Responding to a question about the project's impact on residents, Civil Engineer Jon Dienst stated that the selected contractor will be required to accommodate property owners on access to their properties, a requirement that was discussed during the pre-bid meeting. The goal is to complete the project before the start of the school year. Motion carried 7-0.

3. Heeb Street Reconstruction Project Special Assessments: Motion by Jones to receive and file the documents and adopt Resolution No. 116-25 Approving Schedule Of Assessments And Estimate Of Total Cost For The 2025 Heeb Street Reconstruction Project and Resolution No. 117-25 With Respect To The Adoption Of The Resolution Of Necessity Proposed For The Heeb Street Reconstruction Project. Seconded by Farber. Motion carried 7-0.

4. Private Lead Service Line Replacement Pilot Program - Phase 1 Construction Public Hearing: Motion by Jones to receive and file the documents and adopt Resolution No. 117-25 Finally approving and confirming plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project. Seconded by Wethal. In response to questions, Water Department Director Chris Lester provided an overview of the Iowa Department of Natural Resources' (DNR) State Revolving Fund (Iowa SRF) program, noting that it will forgive 49% of construction costs. He explained that the current phase secures funding for the first 200 of the 585 homes scheduled to participate in the program. While funding is in place for this initial phase, future funding remains uncertain. Lester also confirmed that in-home verification is required to determine whether a service line is made of lead. City Council Members expressed strong support for the program and emphasized its importance. Motion carried 7-0.

5. Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue: Motion by Sprank to receive and file the documents and adopt Resolution No. 118-25 Approving A Subordination Agreement By And Among The City Of Dubuque, Iowa, Virtual Velocity, LLC, And New Silver Lending LLC For Interest In City Property Located At 1199 Central Avenue. Seconded by Wethal. In response to a question, Assistant Economic Development Director Ian Hatch confirmed that references to 'DI' refer to Dubuque Initiatives, which is subject to a separate subordination agreement. Motion carried 7-0.

PUBLIC INPUT

Emily Wilson, 3135 Nightengale Ln.; Jesse Kemp, 3400 Nightengale Ln.; and Carol Maas, 3095 Nightengale Ln., spoke in opposition to Action Item No. 1, expressing various concerns with the proposal to rezone the properties to R-4. Applicant Julie Merfeld, 10713 Cottingham Rd., spoke about previous attempts to sell the property and the nature of Cedar Cross Rd.

Breitfelder announced receipt of written input from Carol Maas, 3095 Nightengale Ln., and Clarke and Sharon Payne, 470 Woodland Ridge, regarding Action Item No. 1.

ACTION ITEMS

1. Request to Rezone 405 and 575 Cedar Cross Road - Second Reading: Motion by Jones to receive and file the communications and approve second reading of an ordinance Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 405 Cedar Cross Road And 595 Cedar Cross Road From R-1 Single-Family Residential District To R-4 Multiple-Family Residential District. Seconded by Farber. In response to questions, Planning Services Director Wally Wernimont provided an overview of development on Cedar Cross Road, noting that he could not comment on specific property access without a proposed site plan. He explained that while the Planning Services Department typically offers guidance to applicants seeking rezoning, they were unable to do so in this case due to the uncertainty on the future use of the properties. City Council Members acknowledged the city's ongoing need for housing and discussed whether R-4 zoning was appropriate for the properties in question, noting that their opinions on the rezoning were divided. Wernimont suggested the City Council could remand the item back to the Zoning Advisory Commission (ZAC), which would prevent an additional application fee for the applicants. If the City Council chose not to remand the item, the applicants would need to submit a new application and pay the associated fee. Brumwell advised that, if the City Council is inclined to pursue Wernimont's recommendation, that motion should be acted on first. Both Brumwell and Wernimont confirmed that remanding the item would initiate a public hearing process before both ZAC and the City Council. Jones withdrew the motion, with concurrence from Farber.

Motion by Roussell to remand the item to the ZAC for an R-3 rezoning recommendation. Seconded by Farber. Wernimont stated that the timing of presenting the item to the ZAC then City Council will depend on the applicant. Motion carried 7-0.

2. First Amendment to Development Agreement with Kinseth Hospitality, Inc.: Motion by Jones to receive and file the documents and adopt Resolution No. 120-25 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Kinseth Hospitality Company, Inc. Seconded by Resnick. City Council Members acknowledged concerns about project delays caused by various factors affecting many developers, and encouraged local financial institutions to consider how they might help support these efforts. Motion carried 7-0.

3. Work Session Request: Equitable Poverty Reduction & Prevention Plan Update: Motion by Sprank to receive and file the documents and schedule the work session for June 2, 2025, at 5:15 p.m. Seconded by Wethal. Motion carried 7-0.

4. Quarterly Update Video on New Housing Development Projects: Motion by Sprank to receive and file the documents and view the video. Seconded by Wethal. City Communications Office staff showed a video highlighting progress made over the last three months on several local housing creation projects. The video can also be seen at: <https://youtu.be/k1aSY7iA1Ko>. Motion carried 6-0, with Resnick away from the dais during the vote.

COUNCIL MEMBER REPORTS

Sprank reported on the North End Neighborhood Association Family Fun Day.

Jones reported on Dubuque Night in Des Moines, the City's budget meetings, a meeting with Dubuque National Guard families to discuss support networks during an upcoming deployment, a ribbon cutting for Butt's Florist, attending a class on landfill fires, the grand opening of T&T Equipment Rental, and the Dubuque Metropolitan Area Solid Waste Agency (DMASWA) special meeting in which a resolution was signed to proceed with the customer convenience center.

Farber reported on participating in an activity facilitated by Two by Two Character Development at Eisenhower Elementary School and speaking at an event celebrating Dubuque Hempstead High School's men's swim team for their state swimming championship.

Wethal thanked the Public Works Department for displaying refuse trucks outside the Historic Federal Building prior to the meeting and for their work throughout the City. Wethal also reported on the Bluff St. Neighborhood Association placing planters on Bluff St.

Resnick reported on the Dubuque Symphony Orchestra's educational programming and that he was stepping down as wind conductor for their youth program.

Roussell reported on attending the Main Street America Conference as a board member of Dubuque Main Street and congratulated David Barba for being named Executive Director of Dubuque Main Street.

Cavanagh reported on testifying at a subcommittee meeting on property tax legislation at the state capitol, the Iowa League of Cities (ILC) modeling tool on the legislation, engaging with a subcommittee on Tax Increment Financing (TIF) legislation, the Growing Sustainable Communities Conference, meeting with the Iowa Knights of Columbus, the Dubuque Racing Association (DRA) grant kickoff, Envision 2030, and the Midwest Marketplace Conference.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:33 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 8:48 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:48 p.m.

/s/Adrienne N. Breitsfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on April 8, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell (attended virtually), Sprank, Wethal; City Manager Van Milligen (attended virtually).

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of receiving presentations on certain Fiscal Year 2026 Department Budgets.

PUBLIC HEARINGS

City staff presented Fiscal Year 2026 departmental budgets and responded to City Council questions following each presentation. Presentations were given by representatives from the following departments:

1. Airport Fiscal Year 2026 Budget Presentation: Airport Director Todd Dalsing. Mayor Cavanagh requested that Improvement Package No. 3 for an additional \$10,000 for advertising expenses, which was not recommended, be held for consideration during the final hearing to adopt the budget. In response to questions about why the improvement package was not recommended, Van Milligen referred to the package description, which indicated that the additional advertising was intended for events, rather than for commercial flights. As a result, Van Milligen concluded that the request did not align with the City Council's top priority on air service. Dalsing confirmed that, if approved, the funds could be spent on advertising for commercial air service, which City Council expressed support for. All seven Council Members concurred with holding the improvement package for discussion during the final budget hearing. Council Members requested a report be submitted for the final budget hearing outlining how the funds would be allocated toward commercial air service advertising if approved. They also acknowledged that a recurring improvement package request must be identified to offset the cost of this proposal if they chose to approve it.

2. Purchase of Services Fiscal Year 2026 Budget Presentation: Assistant City Manager Cori Burbach.

3. Planning Fiscal Year 2026 Budget Presentation: Planning Services Director Wally Wernimont.

4. Economic Development Fiscal Year 2026 Budget Presentation: Economic Development Director Jill Connors, Assistant Economic Development Director Ian Hatch, and Arts and Cultural Affairs Manager Bonnie Spurling. Clark Schloz, 2925 Burlington St., spoke on the City's engagement with developers, road use tax funds, and the Unified Development Code (UDC) update.

5. Finance Fiscal Year 2026 Budget Presentation: Chief Financial Officer Jennifer Larson, Purchasing and Risk Manager Tony Breitbach, and Utility Billing Supervisor Chris Vallee.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:43 p.m.

/s/Adrienne N. Breittfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on April 9, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell (attended virtually), Sprank, Wethal; City Manager Van Milligen (attended virtually).

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of receiving presentations on certain Fiscal Year 2026 Department Budgets.

PUBLIC HEARINGS

Parks and Recreation Director Marie Ware made introductory remarks for the department. City staff then presented Fiscal Year 2026 departmental budgets and responded to City Council questions following each presentation. Presentations were given by representatives from the following departments:

1. Parks Fiscal Year 2026 Budget Presentation: Park Division Manager Steve Fehsal. Jean McDonald, 3120 Eagle Point Dr.; Sue Dillon, 3057 Westmore Dr.; John Dolter, 2111 Orchard Dr.; Kelly Lengeling, 1165 Arrowhead Dr.; Al Pline, 334 Angela Jean Cr., Tom Fondell, 2570 Shiras Ave.; Karen Rokusek, 14248 Augusta Ct.; Mary Klaas, 1605 Lincoln Ave.; Lynn LeBlanc, 2181 Orchard Dr.; Will Meyer, 1856 Rhomberg Ave.; and Rob McDonald, 3399 Eagle Point Dr., expressed concerns about the current condition of Eagle Point Park, noting the deterioration of several amenities, including the prairie, pavilions, and restrooms. They also inquired about the possibility of removing the out-of-service water tower. Several individuals suggested that community volunteers could assist with plant maintenance efforts. Wethal requested Improvement Package No. 3 for a full-time Maintenance Technician position, which was not recommended, be held for separate discussion at the final hearing to adopt the budget. Fehsal confirmed that the proposed position was not considered for a specific location, but that Eagle Point Park would be a good fit. All six City Council members present at the dais concurred with holding the improvement package for discussion at the final budget hearing. Roussell's decision was not confirmed due to technical difficulties.

2. Recreation Fiscal Year 2026 Budget Presentation: Recreation Division Manager Dan Kroger.

3. Grand River Conference Center Fiscal Year 2026 Budget Presentation: Parks and Recreation Director Marie Ware.

4. ImOn Ice Center Fiscal Year 2026 Budget Presentation: Parks and Recreation Director Marie Ware.

5. Five Flags Civic Center Fiscal Year 2026 Budget Presentation: Parks and Recreation Director Marie Ware. Council Member Wethal proposed deferring the Downtown Tax Increment Financing (TIF) allocation for Five Flags by one year, recommending that \$750,000 budgeted for Fiscal Year 2027 be withheld and instead used as matching funds for grant applications supporting the establishment of a railroad quiet zone. While Sprank expressed support for the proposal, the remaining City Council Members opposed it, emphasizing the long-overdue improvements needed at Five Flags.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 10:23 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on April 10, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Sprank, Wethal; City Manager Van Milligen (attended virtually).

Absent: Council Member Roussell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

ITEMS SET FOR PUBLIC HEARING

1. Set Public Hearing on Fiscal Year 2026 City Budget: Motion by Jones to receive and file the documents and adopt Resolution No. 121-25 Setting The Date For The Public Hearing On The Fiscal Year 2026 Budget For The City Of Dubuque and Resolution No. 122-25 Setting The Date For The Public Hearing On The Five-Year Capital Improvement Program For Fiscal Years 2026 Through 2030 For The City Of Dubuque, setting a public hearing for a meeting to commence at 6:30 p.m. on April 28, 2025 in the Historic Federal Building. Seconded by Resnick. Motion carried 6-0.

PUBLIC HEARINGS

City staff presented Fiscal Year 2026 departmental budgets and responded to City Council questions following each presentation. Presentations were given by representatives from the following departments:

1. Emergency Management Fiscal Year 2026 Budget Presentation: Emergency Management Director Tom Berger.

2. Emergency Communications Fiscal Year 2026 Budget Presentation: Emergency Communications Director Jessica George-Rethwisch.

3. Police Fiscal Year 2026 Budget Presentation: Assistant Police Chief Joe Messerich.

4. Fire Fiscal Year 2026 Budget Presentation: Fire Chief Amy Scheller.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:01 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**DUBUQUE REGIONAL AIRPORT
COMMISSION MEETING**

Tuesday, February 25, 2025

4:00 p.m.

Dubuque Regional Airport
Terminal Conference Room

PRESENT: RJ Blocker, Doug Brotherton, Sue Clemenson, Michael Phillips

ABSENT: Mariann Kurtz Weber

STAFF: Todd Dalsing, Dan Klaas (on phone), Jenny Messerich, Mark Beasley (on phone), Eric Scott (on phone)

GUESTS: None

PUBLIC INPUT

None.

AIRPORT COMMISSION MINUTES

Commissioner Sue Clemenson moved to approve the minutes of the January 28, 2025 and February 4, 2025 meeting. Commissioner Doug Brotherton seconded the motion. The motion passed unanimously.

OLD BUSINESS

01. Review Airport Statistics

Airport Director Todd Dalsing provided an update on the monthly statistics.

NEW BUSINESS

ACTION ITEMS

02. University of Dubuque Lease Resolution

Commissioner Doug Brotherton moved to open the public hearing. Commissioner Sue Clemenson seconded the motion. The motion passed unanimously, with Commissioner Michael Phillips abstaining.

Commissioner RJ Blocker moved to approve Resolution A600-2-2025, disposing of City interest in real property by Amended Lease Agreement to University of Dubuque.

Commissioner Doug Brotherton seconded the motion. The motion passed unanimously, with Commissioner Michael Phillips abstaining.

Commissioner Doug Brotherton moved to close the public hearing. Commissioner Sue Clemenson seconded the motion. The motion passed unanimously, with Commissioner Michael Phillips abstaining.

DISCUSSION

03. Airport Projects Update

No discussion.

04. Correspondence received since Tuesday, January 28, 2025 Airport Commission meeting.

No correspondence received.

CLOSED SESSION

Closed session did not occur.

NEXT COMMISSION MEETING

The next scheduled Commission meeting is March 25, 2025.

The meeting was adjourned at 4:17 p.m.

Minutes respectfully submitted by Jenny Messerich.

STATE OF IOWA
DUBUQUE COUNTY

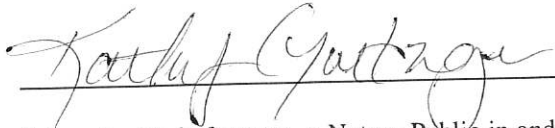
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

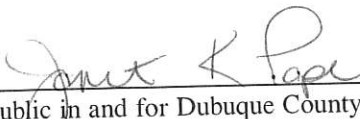
04/02/2025

and for which the charge is 41.61

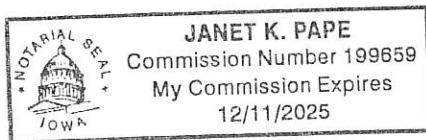


Subscribed to before me, a Notary Public in and for
Dubuque County, Iowa,

this 2nd day of April, 2025



Notary Public in and for Dubuque County, Iowa.



Ad text :

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 6:30 p.m. on March 25, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick (attended virtually), Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of holding the public hearing for the Fiscal Year 2026 proposed property tax rate and Budget and Fiscal Policy Guidelines.

PUBLIC HEARINGS

1. ^Public Hearing for the Fiscal Year 2026 amount of proposed property tax rate and dollars and the Fiscal Year 2026 Budget and Fiscal Policy Guidelines: Motion by Jones to receive and file the documents and approve the Fiscal Year 2026 proposed property tax rate and dollars and the Fiscal Year 2026 Budget and Fiscal Policy Guidelines. Seconded by Farber. Clark Schloz, 2925 Burlington St., spoke about his previous engagement with city staff regarding the proposed rate increase and expressed his support, considering it reasonable. City Clerk Breitfelder stated that written input was submitted by David Soat, 2105 Embassy West Dr., and Latisha McKnight, 2060 Washington St. In response to a question about budget hearing guidelines for handling City Council budget requests for further consideration, Brumwell stated she would provide a memo to the City Council this week. Council Members highlighted the City's unique budget process and commended its transparency. They also encouraged residents to share specific recommendations on changes to city spending and programs. Additionally, Council Members requested that Van Milligen share the presentation he delivered tonight. In response to a question, Van Milligen explained that state law does not permit the City to set specific tax rates for the four property classes residential, commercial, industrial, and agricultural since the formula used is beyond the City's control. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:20 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

It 4/2

EQUITY AND HUMAN RIGHTS COMMISSION MEETING MINUTES
February 11, 2025

DATE: Tuesday, February 11, 2025

TIME: 4:30 PM

LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 4:31 pm.

Commissioners Present: Jake Kurczek, Matthew Zanger, Michaela Freiburger, Dave Heiar, Rick Baumhover (virtual), Nikkole Nutter

Commissioners Absent: Luselena Bravo, DeLano Cain Watson

Staff Present: Gisella Aiken Shadle, Chief of Equity and Human Rights; Ann Marie Jannette, Equity and Human Rights Specialist

Swearing in of returning commissioner Michaela Freiburger. Luselena Bravo was not in attendance, and Rick Baumhover was attending virtually so they will be sworn in at the next scheduled commission meeting.

Approval of Meeting Minutes

Motion to approve the minutes from the January 14, meeting by Freiburger, seconded by Baumhover. All in favor.

Public Input

No members of the public were in attendance.

Reports

Caseload Report

- Complaints filed – number of complaints that were signed during the month
 - January amount: 3
- Active investigations – investigations that are currently active but in various stages (active, administrative review, initiated, on hold, etc.)
 - January amount: 18
- Incidents in mediation – complaints currently in mediation
 - January amount: 1
- Incidents in full hearing – complaints in full hearing process
 - January amount: 0
- Inquiries – calls/inquiries that don't result in an official complaint being filed (including outreach events)
 - January amount: 17

- Complaints closed during the month – signed complaints that were closed during the month (doesn't include inquiries or complaints that were never filed)
 - January amount: 0
- Total inquiries and complaints FY25 – signed complaints filed in FY25
 - January amount: 85

Example of EHR complaint received in January 2025:

After submitting a complaint to OSHA that his forklift was unsafe, the complainant was treated differently and was being harassed by coworkers and supervisors. In another incident, the complainant left his break five minutes early to talk to HR and had to wait in HR for about 10-15 minutes. After speaking with HR, he went back down to his work space where his supervisor accused him of taking too long of a break. He was told that because he took a 40-minute break, he was fired. Other white employees with similar work issues were not fired or disciplined or harassed as the complainant was. Complainant feels he was discriminated against because of his race.

Director's Report

There has been an uptick in immigration calls. ICE was spotted in Postville. Per Mike van Milligan, we will follow the law. There are some Venezuelan families moving to the area. The Better Togetherness Committee will be creating Know Your Rights documents translated into Marshallese and they will be ready by the end of the week. If any commissioners know of any persons who have immigration concerns, they are to direct them to Aitken-Shadle.

Chairperson's Report

Chairperson Kurczek had nothing to report. Anything he was going to touch on will be touched on in new business.

Old Business:

The event will be meant to recognize the time we are living in when deciding who to bring to the table. It will build connections through stores. Start with the highest target audience coming in. There is the possibility of training Maitha to be a facilitator to gather stories and do more outreach.

New Business:

The Equity and Human Rights Department received 19 applications for the Dubuque Equitable Community Grant. The recipients of the two grants will be notified next week. There was one entry that came in late, and it was agreed by majority of the grant reviewers to not accept that application. Suggestions for next year's grant were offered. Create an online Q&A for applicants on what type of activity we are looking for. Look into whether the MFC and similar City affiliated organizations should be allowed to apply for the grant.

Regarding the discussion on the difference between city, state and federal guidelines/actions for human rights, the directive from Mike Van Milligan is to keep doing

what we're doing until the law tells us otherwise. Other local governments in Iowa are making changes but we are maintaining status quo until we hear more.

Regarding updates on legislation, Kurczek will forward information on legislation updates that pertain to human rights. Current bills of concern include HSB15, HSB60, HSB37, HF115, and HSB1077. Freiburger suggested hiring a lobbyist; anyone can volunteer to be an advocate/lobbyist they just need to register as such. Heiar suggested checking with the City Attorney for regulations regarding being a lobbyist.

Antonio Mouzon and LaMetra Murdock from the Office of Community Impact and the Multicultural Family Center, and Anderson Sainci from the Office of Shared Prosperity will be in attendance at the next commission meeting to discuss potential partnership.

Reflections and Updates

Heiar has requested we update the commissioner manual. He is meeting with Aitken-Shadle to discuss.

Adjournment:

Motion to adjourn by Freiburger, seconded by Heiar. All in favor. The meeting ended at 6:00 p.m.

The next regularly scheduled meeting is scheduled for Tuesday, March 11, 2025, at 4:30 p.m., at the Multicultural Family Center.

Minutes approved as submitted: _____

Minutes approved as corrected: _____
Michelle M. Nitter-Shadle

*Carnegie-Stout Public Library
Library Board of Trustees Update
From the Meeting March 27, 2025*

Present: Victor Lieberman, President; A. Alanda Gregory, Vice President; Andy Bland, Secretary; and Trustees, Diann Guns, Christy Monk, and Pam Mullin

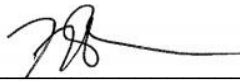
- The Board approved library expenditures.
- The Board approved closing the Library on Monday, October 13 for professional development training for staff.
- The Board approved the Fiscal Year 2026 budget request and presentation.
- The Board of Trustees reviewed preliminary budget estimates for potential Phase One renovation modifications to the library and directed the Library Director to keep moving forward and identify priority projects with plans to use Mutschler Trust funds to help cover costs.
- Art @ your Library has returned for April/May 2025. The Arboretum Artists are a group of open-air painters that meet regularly at the Dubuque Arboretum and Botanical Gardens. The works of Kim Daykin, Rose Ann Derks, Donna Gibson, JoAnn Hackbarth, Ellen Henkels, Alda Kaufman, Sharon Krapfl, Sue Lemon, and Rita Persian will be on display through May 24.
- The Board of Trustees reviewed the Library's Confidentiality Policy and have requested modifications to provide more information to library users regarding how their data is used, stored, etc.
- The Board of Trustees brainstormed ideas for submission into the Community Foundation of Dubuque's Envision 2030 program.

Statistical Highlights	February Count
Total Checkouts	37,604
Total Visitors	15,926
Total Program Attendance	1,720
Total Computer/Wi-Fi Use	10,720

Library Board of Trustees



Victor Lieberman, Board President
Alanda Gregory, Vice-President
Andy Bland, Board Secretary
Robert Armstrong
Greg Gorton
Christy Monk
Pam Mullin



Nick Rossman, Library Director

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

DATE: Wednesday, March 26, 2025
TIME: 5:30 p.m.
PLACE: Multicultural Family Center
1157 Central Ave, Fireplace Room, Dubuque, IA 52001

Vice Chairperson Michelle Hinke called the meeting to order at 5:28 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Dean Boles, Talma Brown, Dale Campbell, Michelle Hinke, Renee Kehoe, and Gabriel Mozena.

Commissioners Absent: Julie Woodyard (excused absence).

Staff Present: Mary Bridget Corken-Deutsch and Stacey Weeber

Public Present: None

Hinke Oath of Office:

Commissioner Kehoe to Administer the Oath of Office to Michelle Hinke

Certification of Minutes – February 19, 2025

Commissioner Brown motioned to approve the Minutes for the February 19, 2025, Community Development Advisory Commission Meeting. Commissioner Kehoe seconded. Motion carried 6-0.

Correspondence/Public Input

There was no public input.

Old Business

a. None

New Business

a. Hold Public Hearing for Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan

Corken-Deutsch requested the Community Development Advisory Commission hold a public hearing on March 26, 2025, at 5:30pm for the FY2026-FY2030 Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Motion by Commissioner Mozena to open the public hearing for Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Seconded by Commissioner Kehoe. Motion carried 6-0.

Vice Chair Hinke asked if there were any public comments. No public present to comment.

Corken-Deutsch reported there were no public comments received during the 30-day public comment period prior to the public hearing.

Corken-Deutsch provided a power point presentation of the Final Consolidated Plan and Annual Action Plan. Some of the comments received from the Commission regarding the plan include the following:

- Commissioner Boles asked what the latest date the plan can be submitted?
 - Corken-Deutsch stated August 16, 2025. The City Council must first adopt the plan and then staff must submit the plan to Housing and Urban Development by August 16, 2025.
- Commissioner Boles commented on the HUD housing problem chart, specifically the percentage of total households.
 - Corken-Deutsch stated HUD provides us with the definitions of Housing Problems and she will show a comparative to last 5 year plan at the next CDAC meeting.

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

- Commissioner Boles added it is hard to support multiple projects with limited funds.
 - Corken-Deutsch stated the Consolidated Plan focuses on housing activities, specifically rehabbing homes at a more rapid pace, adding specialized rehab programs such as roof replacement and accessibility improvements.
- Commissioner Mozena asked if there was any direction from the Federal Government regarding Community Development Block Grant funds.
 - Corken-Deutsch stated that CDBG was in the Continuing Resolution passed on March 15, 2024.
- Commissioner Mozena and Commissioner Campbell asked why mobile homes were included in the plan.
 - Corken-Deutsch stated per CDP notice, CDBG funds can now be used to rehab mobile homes, also known as manufactured homes. The activity of manufactured home rehab and reconstruction is not written into the FY26 Annual Action Plan but is included in the 5-year plan. There was conversation from commissioners about mobile homes depreciating in value, however, commissioners supported the idea of using funds for rehabbing and reconstructing mobile homes for residents to remain in their home.

Motion by Commissioner Brown to close the public hearing for Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Seconded by Commissioner Mozena. Motion carried 6-0.

Motion by Commissioner Mozena to approve the public hearing for the current Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan and recommend staff only make required adjustments per HUD up to the date the City Council adopts the final Consolidated Plan and Annual Action Plan. Seconded by Commissioner Campbell. Motion carried 6-0.

b. Hold Public Hearing for FY25 Annual Action Plan Amendment #2

Corken-Deutsch provided a memo requesting the Community Development Advisory hold a public hearing on March 26, 2025, at 5:30pm for the attached proposed changes to the FY2025 Annual Action Plan Amendment #2. Motion by Commissioner Kehoe to open the public hearing for FY25 Annual Action Plan Amendment #2. Seconded by Commissioner Brown. Motion carried 6-0.

No public present to comment.

Motion by Commissioner Brown to close the public hearing for FY25 Annual Action Plan Amendment #2. Seconded by Commissioner Kehoe. Motion carried 6-0.

Motion by Commissioner Boles to approve the public hearing for FY25 Annual Action Plan Amendment #2 and recommend City Council adopt the FY25 Annual Action Plan Amendment #2. Seconded by Commissioner Campbell. Motion carried 6-0.

c. CDBG Revolving Application – ZTM Sober Living

Corken-Deutsch provided a packet with ZTM Sober Living Application, Amenities and Services Provided, and ZTM Sober Living Budget/Operating expenses. Commissioners discussed application materials, non-profit status, and CDBG funds for acquisition.

Motion by Commissioner Boles to approve CDBG support from ZTM Sober Living in the amount of \$26,000.00 for Acquisition of Real Property. Seconded by Commissioner Mozena. Motion carried 6-0.

Reports

a. Housing Commission

No meeting minutes provided. Kehoe is on the Housing Commission and had no further updates.

b. Resilient Community Advisory Commission

Boles is no longer on the commission. No meeting minutes provided.

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

c. Equity and Human Rights Commission

Corken-Deutsch referenced the meeting minutes in the packet.

Information Sharing

a) Budget Hearing Schedule

Corken-Deutsch provided the date of April 3rd, 2025 at 6:30 p.m. held in the City Council Chambers, also available online to watch virtually.

Adjournment

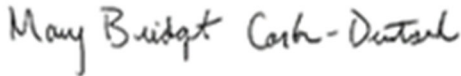
There being no further business to come before the Commission, Commissioner Kehoe moved to adjourn the meeting. Commissioner Brown seconded. Motion passed by voice vote. Meeting adjourned at 7:05 p.m.

Minutes taken by:



Stacey Weeber
Housing Financial Specialist

Respectfully Submitted:



Mary Bridget Corken-Deutsch
Community Development Specialist

**City of Dubuque
City Council**

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Nathan and Shauna Peterson for vehicle damage; Susan Schueller for vehicle damage.
SUGGESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Nathan and Shauna Peterson
2. Claim by GEICO a.s.o. Susan Schueller

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Arielle Swift

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Nathan Peterson & Shauna Peterson
2. Address: 2973 N. Grandview Ave
City: Dubuque State: Iowa Zip: 52001
3. Telephone Number: 563 542 5883
4. Date of Incident: 03/18/2025
5. Time of Incident: 8:00 AM
6. Location of Incident (Be specific): At my home address, parked on the street, in front of my house
7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)
As the truck was leaving, the driver meant to pull in (close) the side loader arm. Instead he opened it (pushing it out) as he was driving & it dug into the side of our vehicle.
8. What were weather conditions like? Normal. 40° and sunny.
9. Give name and address of any witnesses: Judah Peterson - 5 year old son
10. Did police investigate? (If so, give names of officers.)
Yes - officer Dakota Bierer (Badge #90) arrived shortly after incident.
11. Was anyone injured? (If so, give names, addresses, and extent of injuries).
No.

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

The Bumper, under SUV, left passenger Door, paint, tire and Rim
were all damaged at the time of incident.

13. What other damages do you claim, if any?

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.)

No.

15. What amount do you claim from the City of Dubuque?

~~Amount~~ \$15,224.14

16. Why do you claim the City of Dubuque is responsible?

Truck Driver confirmed he was at fault.

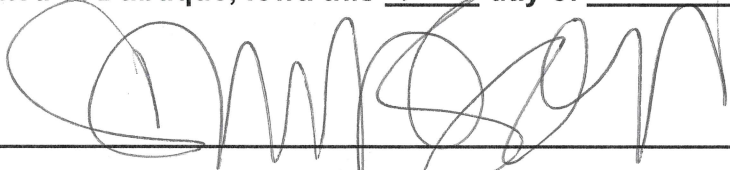
17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

No.

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

N/A

Dated at Dubuque, Iowa this 1 day of March, 2025.



(Signature)

Shauna Peterson

(Print Name)

City Clerk's Office
Dubuque, IA

2025 APR 15 PM 4:19

RECEIVED

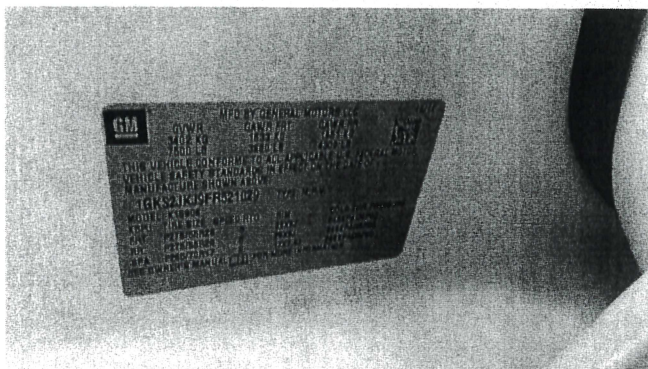
RICHARDSON MOTORS

5400 WESTSIDE DR., DUBUQUE, IA 52003

Phone: (563) 582-5411, Fax: (563) 582-4129

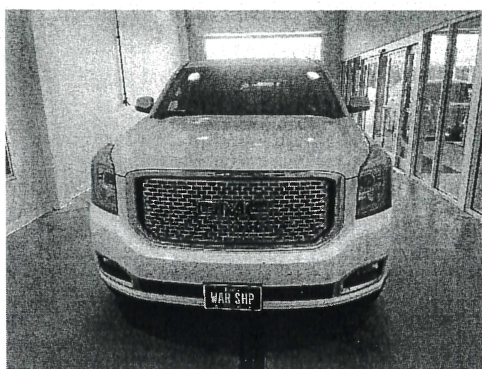
Image Report

Owner:	Peterson, Nathan	Insurance:		Estimator:	Andrew Gillip	Vehicle Out:	
RO Number:		Claim Number:					
Year:	2015	Color:	Summit White	License Plate:		Production Date:	10/2014
Make:	GMC	Body Style:	4D UTV	State:	IA	Mileage In:	156,391
Model:	Yukon XL Denali 4...	Engine:	8-6.2L Flex Fuel ...	VIN:	1GKS2JKJ9FR521029	Condition:	Good



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



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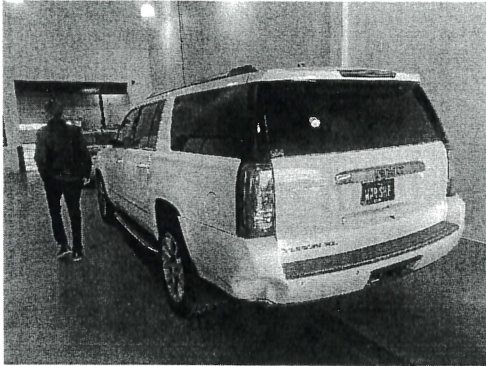
RICHARDSON MOTORS

5400 WESTSIDE DR., DUBUQUE, IA 52003

Phone: (563) 582-5411, Fax: (563) 582-4129

Image Report

Owner:	Peterson, Nathan	Insurance:		Estimator:	Andrew Gillip	Vehicle Out:	
RO Number:		Claim Number:					
Year:	2015	Color:	Summit White	License Plate:		Production Date:	10/2014
Make:	GMC	Body Style:	4D UTV	State:	IA	Mileage In:	156,391
Model:	Yukon XL Denali 4...	Engine:	8-6.2L Flex Fuel ...	VIN:	1GKS2JKJ9FR521029	Condition:	Good



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:



4/7/2025

Comments:

RICHARDSON MOTORS

5400 WESTSIDE DR., DUBUQUE, IA 52003

Phone: (563) 582-5411, Fax: (563) 582-4129

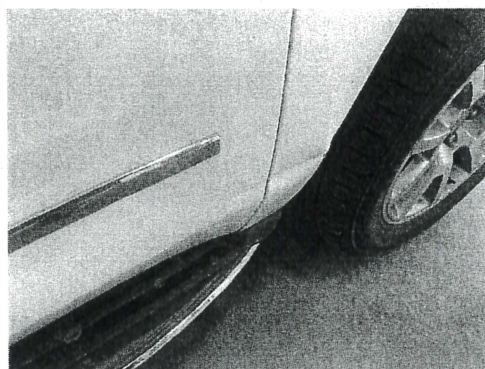
Image Report

Owner:	Peterson, Nathan	Insurance:		Estimator:	Andrew Gillip	Vehicle Out:	
RO Number:		Claim Number:					
Year:	2015	Color:	Summit White	License Plate:		Production Date:	10/2014
Make:	GMC	Body Style:	4D UTV	State:	IA	Mileage In:	156,391
Model:	Yukon XL Denali 4...	Engine:	8-6.2L Flex Fuel ...	VIN:	1GKS2JKJ9FR521029	Condition:	Good



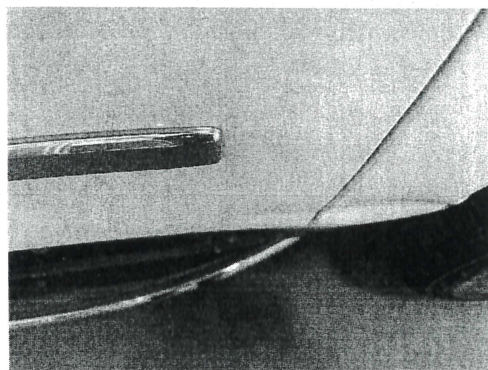
4/7/2025

Comments:



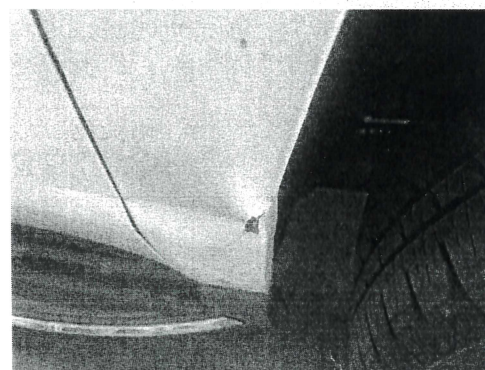
4/7/2025

Comments:



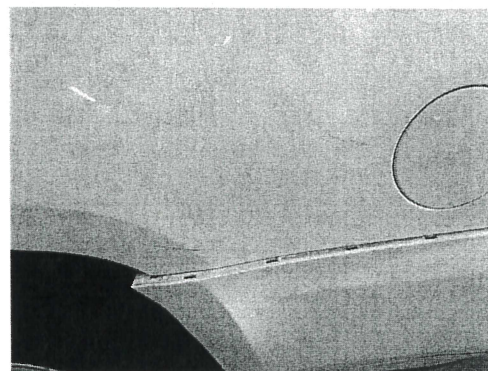
4/7/2025

Comments:



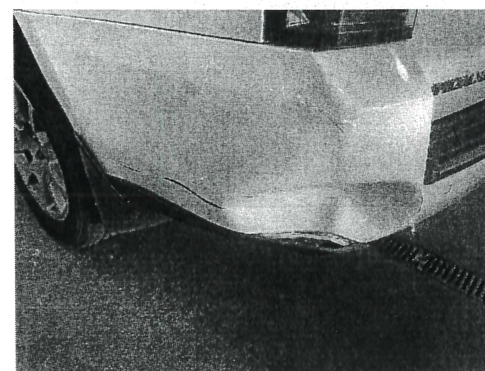
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Comments:



4/7/2025

Comments:



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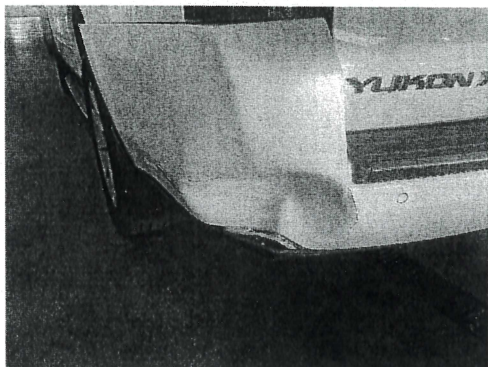
RICHARDSON MOTORS

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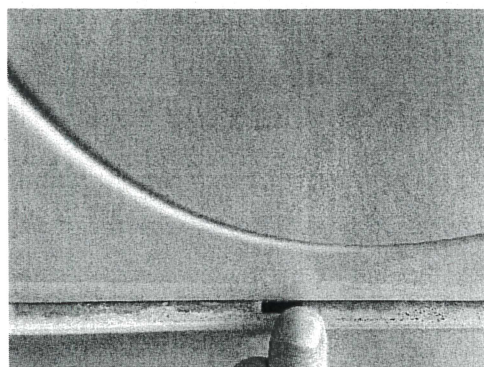
Phone: (563) 582-5411, Fax: (563) 582-4129

Image Report

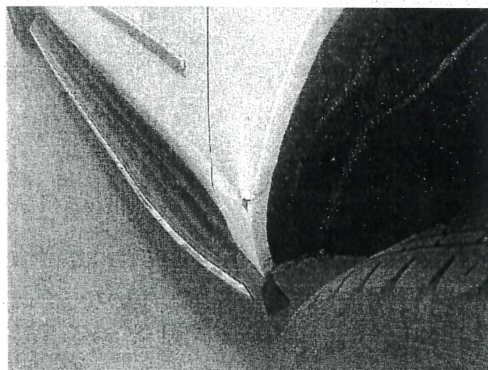
Owner:	Peterson, Nathan	Insurance:		Estimator:	Andrew Gillip	Vehicle Out:	
RO Number:		Claim Number:					
Year:	2015	Color:	Summit White	License Plate:		Production Date:	10/2014
Make:	GMC	Body Style:	4D UTV	State:	IA	Mileage In:	156,391
Model:	Yukon XL Denali 4...	Engine:	8-6.2L Flex Fuel ...	VIN:	1GKS2JKJ9FR521029	Condition:	Good



4/7/2025
Comments:



4/7/2025
Comments:



4/7/2025
Comments:



4/7/2025
Comments:



RICHARDSON MOTORS

Workfile ID: 82bef135
Federal ID: 42-0813744

EWEBER@RICHARDSONMOTORS.COM
5400 WESTSIDE DR., DUBUQUE, IA 52003
Phone: (563) 582-5411
FAX: (563) 582-4129

Preliminary Estimate

Customer: Peterson, Nathan

Written By: Andrew Gillip

Insured: Peterson, Nathan
Type of Loss:
Point of Impact: 07 Left Rear

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Peterson, Nathan
(563) 542-5883 Cell

Inspection Location:
Other

Insurance Company:

VEHICLE

2015 GMC Yukon XL Denali 4WD 4D UTV 8-6.2L Flex Fuel Direct Injection Summit White

VIN: 1GKS2JKJ9FR521029	Interior Color: Cocoa/Shale	Mileage In: 156,391	Vehicle Out:
License:	Exterior Color: Summit White	Mileage Out:	
State: IA	Production Date: 10/2014	Condition: Good	Job #:

TRANSMISSION

Automatic Transmission
Overdrive
4 Wheel Drive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat
Memory Package
Power Adjustable Pedals

DECOR

Dual Mirrors
Body Side Moldings
Console/Storage
Overhead Console

CONVENIENCE

Air Conditioning

Intermittent Wipers

Tilt Wheel

Cruise Control

Rear Defogger

Keyless Entry

Alarm

Message Center

Steering Wheel Touch Controls

Rear Window Wiper

Telescopic Wheel

Heated Steering Wheel

Climate Control

Dual Air Condition

Navigation System

Backup Camera

Parking Sensors

Dual Screen Entertainment

Remote Starter

Home Link

RADIO

AM Radio

FM Radio

Stereo

Search/Seek

CD Player

Auxiliary Audio Connection

Premium Radio

Satellite Radio

SAFETY

Drivers Side Air Bag

Passenger Air Bag

Anti-Lock Brakes (4)

4 Wheel Disc Brakes

Traction Control

Stability Control

Front Side Impact Air Bags

Head/Curtain Air Bags

Communications System

Hands Free Device

Xenon or L.E.D. Headlamps

Positraction

Blind Spot Detection

Lane Departure Warning

ROOF

Luggage/Roof Rack

Electric Glass Sunroof

SEATS

Bucket Seats

Reclining/Lounge Seats

Leather Seats

Heated Seats

Rear Heated Seats

Ventilated Seats

Power Third Seat

WHEELS

20" Or Larger Wheels

PAINT

Three Stage Paint

OTHER

Fog Lamps

Signal Integrated Mirrors

TRUCK

Trailer Hitch

Trailer Package

Running Boards/Side Steps

Power Trunk/Liftgate

Preliminary Estimate

Customer: Peterson, Nathan

2015 GMC Yukon XL Denali 4WD 4D UTV 8-6.2L Flex Fuel Direct Injection Summit White

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		REAR DOOR					
2	*	Rpr LT Door shell Yukon XL				5.0	2.1
3		Add for Three Stage					1.5
4		R&I LT Belt w'strip				0.3	
5		Repl LT Body side mldg chrome	22832440	1	100.92	0.3	
6		QUARTER PANEL					
7		R&I LT Qtr outlet vent				0.1	
8	*	Rpr LT Quarter panel				10.0	3.1
9		Overlap Major Adj. Panel					-0.4
10		Add for Three Stage					1.1
11		Add for Edging					0.3
12		R&I LT Qtr glass w/o privacy tint				2.0	
13		REAR LAMPS					
14		R&I LT Combo lamp assy				0.3	
15		REAR BUMPER					
16		O/H rear bumper				2.8	
17	<>	Repl Bumper cover	23386116	1	891.52	Incl.	3.2
18		Overlap Major Non-Adj. Panel					-0.2
19		Add for Three Stage					1.2
20		R&I Step pad w/chrome molding				Incl.	
21		Repl Deflector	22938783	1	419.73	Incl.	
22		VEHICLE DIAGNOSTICS					
23	*	Rpr Pre-repair scan				m 0.5	M
24	*	Rpr Post-repair scan				m 0.5	M
25	#	Subl Hazardous waste removal		1	8.00	T	
26	#	Repl Cover Car		1		T 0.5	
27	#	Color tint / color match		1			0.5
28	#	Rpr Color sand and buff				1.5	
SUBTOTALS					1,420.17	23.8	12.4

Preliminary Estimate

Customer: Peterson, Nathan

2015 GMC Yukon XL Denali 4WD 4D UTV 8-6.2L Flex Fuel Direct Injection Summit White

ESTIMATE TOTALS

Category	Basis		Rate	Cost \$
Parts				1,412.17
Body Labor	22.8 hrs	@	\$ 76.00 /hr	1,732.80
Paint Labor	12.4 hrs	@	\$ 76.00 /hr	942.40
Mechanical Labor	1.0 hrs	@	\$ 105.00 /hr	105.00
Paint Supplies	12.4 hrs	@	\$ 55.00 /hr	682.00
Miscellaneous				8.00
Subtotal				4,882.37
Sales Tax	\$ 4,882.37	@	7.0000 %	341.77
Grand Total				5,224.14
Deductible				0.00
CUSTOMER PAY				0.00
INSURANCE PAY				5,224.14

MyPriceLink Estimate ID / Quote ID:

1338563835983831040 / 144422732

Preliminary Estimate

Customer: Peterson, Nathan

2015 GMC Yukon XL Denali 4WD 4D UTV 8-6.2L Flex Fuel Direct Injection Summit White

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GA15, CCC Data Date 04/01/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

mvm
Legal
Arielle Swift

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Clerk to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

1. Name of Claimant: GEICO a/s/o Susan Schueller

2. Address: PO BOX 24852, New York, NY 10087

3. Telephone Number: 972-855-5011

4. Date of Incident: 10/21/2024

5. Time of Incident: 2:30 PM

Location of Incident (Be specific): Julien Dubuque Dr

DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)

GEICO was driving straight without deviation through the intersection when adverse carrier pulled out from the adjacent road and struck GEICO in the process. The City of Dubuque vehicle, the 2020 FL HV607, was driven by Nicholas Schemmel.

8. What were weather conditions like? Please see police report

9. Give name and address of any witnesses: Please see police report

10. Did police investigate? (If so, give names of officers.)

Please see police report

11. Was anyone injured? (If so, give names, addresses, and extent of injuries).

N/A

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

Please see attached GEICO documentation

13. What other damages do you claim, if any? N/A

14. Have you been compensated for any part or all of your claim by any insurance company?
(If so, give name and address of insurance company and amount paid.)

Payments have been made for damages

15. What amount do you claim from the City of Dubuque? \$4129.55

16. Why do you claim the City of Dubuque is responsible? GEICO's vehicle had previously established control of the intersection. The other driver had a proper duty to look out for other vehicles before entering the main road.

17. Have you made any claim against anyone else for damages as a result of this incident?
(If yes, give name and address.)

N/A

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

N/A

Dated at Dubuque, Iowa this 17th day of April, 2025.


(Signature)

Terrell Cole, GEICO Subrogation
(Print Name)

RECEIVED
2025 APR 17 PM 3:27
City Clerk's Office
Dubuque, IA

**City of Dubuque
City Council**

CONSENT ITEMS # 3.

ITEM TITLE: Approval of City Expenditures

SUMMARY: 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)

ATTACHMENTS:

1. Memo Council for 2025_04_21
2. Resolution_Approving_Expenditures (40)
3. Expenditure Report - Exceptions
4. Expenditure Report - Approvals



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Expenses Submitted for City Council Approval

DATE: April 11, 2025

Finance is submitting the following expenses to City Council for approval at the April 21, 2025 meeting. Payments on these expenses will be made April 23, 2025.

In addition, Finance is submitting expenses paid since April 9, 2025, to City Council for review. The payments for these claims were approved either by prior City Council action or meet the criteria as an exemption to prior City Council approval.

Pursuant to Iowa Code §372.13A *Payments without prior authorization of council*, all expenses are submitted to City Council for approval before payment, except if approved by prior City Council action or are exempt under City Council resolution 142.18.

RESOLUTION NO.

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

Whereas, Section 1-7-7(E) of the Municipal Code of the City of Dubuque provides that the Finance Director-City Treasurer shall keep an accurate account of all disbursements, money, or property, specifying date, to whom, and from what fund paid; and

Whereas, the invoices, presented by those firms and persons providing such goods and services have been pre-audited by Finance Department personnel in accordance with generally accepted internal control procedures and have been determined to have been requisitioned for a lawful municipal purpose; and

Whereas, the Chief Financial Officer-City Treasurer has provided a list of Expenditures attached hereto, and by this reference made a part hereof, to be drawn to pay for goods and services provided for City purposes; and

Whereas, the City Council of the City of Dubuque has heretofore, by Resolution 142-18 adopted May 7, 2018, authorized the Chief Financial Officer-City Treasurer to issue checks in payment of certain expenditures known as Exception Expenditures prior to City Council approval and such list is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The Chief Financial Officer-City Treasurer is hereby authorized to issue payment for goods and services provided for City purposes in response to the purchase orders and contracts issued in compliance with state and municipal code requirements as requested by designated requisitioning authorities in accordance with approved budget appropriations.

Section 2. In accordance with Iowa Code Section 372.13(6), the City Clerk and Chief Financial Officer are hereby authorized and directed to provide the statement of receipts and disbursements to the City Council, and to publish a summary thereof.

Passed, approved, and adopted this _____ day of _____, 20__.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
517144	4/16/2025	1800TShirts	\$ 480.00	Admin Allies T Shirts
1013640	4/16/2025	1ST AYD CORP	185.62	Janitorial Supplies - JOTC Garage
251000006	4/4/2025	7G DISTRIBUTING LLC	279.25	Alcohol Charges for Bunker Hill
1013630	4/16/2025	A & G ELECTRIC COMPANY	118.00	Flood Wall- Hawthorne Pump House Loss of Power
1013611	4/9/2025	A M LEONARD INC	413.94	EZ PICK UP TOOL FOR STAFF
1013655	4/16/2025	ADAM D DECKER	204.00	Travel Reimb - PCC Level II Cert - Boone, IA
517165	4/16/2025	ADAMS, SHARON F	110.28	UB 08856 434 LOCUST
1013693	4/16/2025	Addison Aronson	400.00	Music program May 2025
1013704	4/16/2025	ADVANTAGE SHEET METAL INC	1,365.00	HVAC REPAIRS TO JOTC
1013638	4/16/2025	AECOM TECHNICAL SERVICES INC	24,711.89	B2E2 (705) RAISE Planning Grant Design Services
517161	4/16/2025	Afriwell Hub, Inc	5,000.00	2025 EQ Comm Grant Recipient - Afriwell
1013675	4/16/2025	AIRGAS USA LLC	16.56	Medical Oxygen for Ambulances
1013675	4/16/2025	AIRGAS USA LLC	2.52	Medical Oxygen for Ambulances
1013675	4/16/2025	AIRGAS USA LLC	8.37	Medical Oxygen for Ambulances
517166	4/16/2025	AKERS, JASON	10.32	UB 26481 16664 FOREST GLEN
517167	4/16/2025	ALFREDO, WILLIAM P	79.59	UB 09633 1155 GROVE
1013607	4/9/2025	A-L-L EQUIPMENT	547.50	Air Compressor Maintenance - Bld #20 - 02/24/25
1013705	4/16/2025	A-L-L EQUIPMENT	650.24	SERVICE FOR AIR COMPRESSORS
517117	4/16/2025	ALL SEASONS HEATING & COOLING	826.00	Service Calls on 3/14 and 3/25
517119	4/16/2025	ALLIANT ENERGY	3,951.32	ELECTRIC BILLS FOR FY25
517119	4/16/2025	ALLIANT ENERGY	661.73	ELECTRIC BILLS FOR FY25
517119	4/16/2025	ALLIANT ENERGY	51.48	ELECTRIC BILLS FOR FY25
517119	4/16/2025	ALLIANT ENERGY	23.14	T-hangar #36 electrical
517119	4/16/2025	ALLIANT ENERGY	3,008.24	FY25: 50 W. 13th St - City Hall Electricity
517119	4/16/2025	ALLIANT ENERGY	49.32	FY25: 510 E. 22nd St
517119	4/16/2025	ALLIANT ENERGY	731.76	FY25: 535 E. 16th St - Pump Station Electricity
517119	4/16/2025	ALLIANT ENERGY	2,044.65	FY25: 1300 Main St - City Annex Electricity
517119	4/16/2025	ALLIANT ENERGY	578.75	FY25: 1805 Central Ave-Old Engine House-LB/HSE/LA
517119	4/16/2025	ALLIANT ENERGY	26.60	FY25: 2356 Washington - BBranch Camera Electricity
517119	4/16/2025	ALLIANT ENERGY	3,019.95	FY25: 305 W. 6th St - Federal Building Electricity
517118	4/16/2025	ALLIANT ENERGY	84.08	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	88.17	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	342.02	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	18.88	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	51.62	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	37.38	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	143.43	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	3,496.82	Energy Costs for Various Locations
517119	4/16/2025	ALLIANT ENERGY	3,125.24	ELECTRIC BILLS FOR FY25
517119	4/16/2025	ALLIANT ENERGY	136.63	ELECTRIC BILLS FOR FY25
517119	4/16/2025	ALLIANT ENERGY	61,383.61	FY2025 BLANKET PO - ELECTRICITY COSTS
1013701	4/16/2025	Allison Kutsch	100.00	Iowa NAHRO 2025 Annual Conference
1013702	4/16/2025	Ascendance Trucks LLC	623.00	UNIT# 3405 Metering Valve
1013702	4/16/2025	Ascendance Trucks LLC	18.79	UNIT# 1906 Replacement Part
1013702	4/16/2025	Ascendance Trucks LLC	121.53	STOCK - Premium ASA 354D/M807529
1013702	4/16/2025	Ascendance Trucks LLC	77.16	UNIT# 3409 Radiator Cap Filler (Surge T)
517158	4/16/2025	AT&T Mobility National Accounts, LLC	1,357.88	MARCH 2025 PHONE-IPAD FEES
517158	4/16/2025	AT&T Mobility National Accounts, LLC	2,865.60	Cellular Service for Department Plus Equipment
517158	4/16/2025	AT&T Mobility National Accounts, LLC	1,321.32	IPHONES AND IPADS PARKS MARCH 1-28, 2025
1013632	4/16/2025	AV FUEL	21,323.70	Aviation fuel for resale
1013718	4/16/2025	B G BRECKE INC	600.00	Boiler Checks for Central Storage
1013624	4/9/2025	B G BRECKE INC	723.51	Annex - 2nd Floor No Heat
1013624	4/9/2025	B G BRECKE INC	600.00	2401 Central MARCH Monthly boiler PM
1013620	4/9/2025	BARD MATERIALS CENTRAL	905.40	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	1,566.45	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	495.70	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	972.33	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	778.48	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	693.55	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	693.55	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	1,035.28	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	1,328.40	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	471.70	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	185.85	Various Concrete Products
1013620	4/9/2025	BARD MATERIALS CENTRAL	1,115.10	Various Concrete Products
1013715	4/16/2025	BARD MATERIALS CENTRAL	280.85	116 Julien Dubuque Dr-Storm Rplc Pipe Collars
1013715	4/16/2025	BARD MATERIALS CENTRAL	476.70	116 Julien Dubuque Dr-Storm Rplc Pipe Collars
1013688	4/16/2025	Bauer Built Inc	135.00	UNIT# 2614 Adjust and Align Toe Set on Tires
517168	4/16/2025	BECK, JULIE K	95.15	UB 08072 2395 ABBOTT
517148	4/16/2025	BERNARD COMMUNICATIONS COMPANY	99.95	Monthly Internet Charges
1013706	4/16/2025	BIECHLER ELECTRIC INC	221.88	MURPHY PARK ELECTRICAL
517120	4/16/2025	BIECHLER ELECTRIC INC	3,520.14	Biechler- Extend Fiber Conduits
517121	4/16/2025	BIG A AUTO PARTS & SERVICE	107.95	UNIT# 3101 Front End Alignment
517142	4/16/2025	BK DIESEL	142.47	UNIT# 4011 Fuel Injector Repair
517142	4/16/2025	BK DIESEL	2,095.51	UNIT# 2504 Upgrade EGR Cooler
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	43.09	NATURAL GAS FOR FY25
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	177.82	UTILITY EXPENSE - GAS
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	287.84	FY25: 1101 Central Ave - Colts Building Natural Ga
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	214.12	FY25: 1157 Central Ave - MFC Building Natural Gas
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	197.62	FY25: 1805 Central Ave Suite 1 - Natural Gas

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	45.46	FY25: 1805 Central Ave Suite 2 - Natural Gas
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	152.92	FY2025 BLANKET PO - GAS COSTS
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	48.25	FY2025 BLANKET PO - GAS COSTS
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	57.67	FY2025 BLANKET PO - GAS COSTS
1013631	4/16/2025	BLACK HILLS/IOWA GAS UTILITY CO	1,205.85	FY25 JOTC GAS UTILITIES
1013695	4/16/2025	BluePath Finance FC IV LLC	1,418.08	UTILITY EXPENSE - ELECTRICITY
517157	4/16/2025	Bradley M Cavanagh	139.00	3/12 BC_ Quebec City_Vivre en Ville conference
517221	4/16/2025	BRETT LAMERE	770.48	Ambulance Refund
517169	4/16/2025	BRIMEYER, JOHN	97.03	UB 04534 861 STONE RIDGE
517150	4/16/2025	CALLAWAY GOLF SALES COMPANY	893.20	PRO SHOP ITEMS
517150	4/16/2025	CALLAWAY GOLF SALES COMPANY	363.40	PRO SHOP ITEMS
517150	4/16/2025	CALLAWAY GOLF SALES COMPANY	18.50	PRO SHOP ITEMS
517150	4/16/2025	CALLAWAY GOLF SALES COMPANY	363.40	PRO SHOP ITEMS
517150	4/16/2025	CALLAWAY GOLF SALES COMPANY	50.16	PRO SHOP ITEMS
1013698	4/16/2025	Camiros, Ltd	5,800.00	Camiros - UDC Update February 2025
517170	4/16/2025	CANFIELD, CHRIS R & TINA L	36.23	UB 04140 875 EDISON
1013628	4/9/2025	CAPITAL SANITARY	134.32	Janitorial supplies for Water Plant
1013722	4/16/2025	CAPITAL SANITARY	1,228.88	Janitorial Supplies
1013628	4/9/2025	CAPITAL SANITARY	152.24	ST5-Janitorial Supplies
1013628	4/9/2025	CAPITAL SANITARY	351.57	Supplies for Snack Bar
1013628	4/9/2025	CAPITAL SANITARY	620.84	JANITORIAL SUPPLIES FOR PARKS
1013628	4/9/2025	CAPITAL SANITARY	1,096.42	Janitorial Supplies
1013628	4/9/2025	CAPITAL SANITARY	1,462.50	VACUUMS-6
1013722	4/16/2025	CAPITAL SANITARY	112.24	Janitorial Supplies - Intermodal Building
1013722	4/16/2025	CAPITAL SANITARY	158.54	Janitorial Supplies - Intermodal Building
1013722	4/16/2025	CAPITAL SANITARY	288.08	HDQ-Janitorial Supplies
1013633	4/16/2025	CARGILL SALT DIVISION	222.00	Cargill (Accubrine) Service Parts
1013622	4/9/2025	CENTRISYS CORPORATION	4,000.00	Operator Training for the Centrifuge
1013634	4/16/2025	CES COMPUTERS INC	5,739.07	Computers for Planning
1013634	4/16/2025	CES COMPUTERS INC	1,587.92	Computers for Planning
1013635	4/16/2025	CHEMSEARCH	299.95	LF Inside Out, 2x2.5 Gal, NAC FE, Sprayer MAR 202
517156	4/16/2025	CHICAGO CENTRAL & PACIFIC RAILROAD	750.00	Application 1 - Gravity Sewer - Phase 2
1013636	4/16/2025	CINTAS CORP	730.54	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	333.20	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	60.00	Cleaning Supplies / Mats - Intermodal facility
1013636	4/16/2025	CINTAS CORP	289.13	Mats, Cloths, shop towels JOTC FY25
1013636	4/16/2025	CINTAS CORP	60.00	Cleaning Supplies / Mats - Intermodal facility
1013636	4/16/2025	CINTAS CORP	52.24	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	19.45	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	35.00	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	402.56	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	730.54	Various Maintenance - FY25
1013636	4/16/2025	CINTAS CORP	35.00	Janitorial Supplies- BHGC
517122	4/16/2025	CINTAS FIRST AID & SAFETY	17.86	Replenish Safety Supplies Garage
1013685	4/16/2025	CL SMITHCO	3,451.93	LF- Pallets, 55 Gal Drum, Poly Drum
1013608	4/9/2025	CLAREY'S SAFETY EQUIPMENT INC	574.24	Variety of Cal Gas for Haz Mat
517160	4/16/2025	Coast to Coast Personal Transportation	720.00	Denver Air lost bags delivery
517171	4/16/2025	COLLINS JR, LEO L	108.42	UB 18798 2025 DELAWARE
1013627	4/9/2025	COMELEC INTERNET SERVICES	60.00	INTERNET FOR CAMPGROUNDS
1013721	4/16/2025	COMELEC INTERNET SERVICES	126.45	COMELEC INTERNET SERVICE FY25
1013712	4/16/2025	COMMAND SECURITY SOLUTIONS	80.34	Landfill- Alarm Monitoring
1013614	4/9/2025	COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY25
1013614	4/9/2025	COMMAND SECURITY SOLUTIONS	30.89	ALARM MONITORING FY25
1013614	4/9/2025	COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY25
1013666	4/16/2025	CONSTELLATION NEW ENERGY GAS DIV	3,790.41	FY25: 50 W. 13th St - City Hall Natural Gas
1013666	4/16/2025	CONSTELLATION NEW ENERGY GAS DIV	5,076.12	Utility gas for library
1013666	4/16/2025	CONSTELLATION NEW ENERGY GAS DIV	7,247.02	FY2025 BLANKET PO - GAS COSTS
1013666	4/16/2025	CONSTELLATION NEW ENERGY GAS DIV	2,907.67	GAS BILL FOR 2241 LINCOLN
1013692	4/16/2025	ConvergeOne Inc	30,434.78	UPS Fire Suppression and Room Ceiling Installation
517172	4/16/2025	COPELAND, KASEY M	14.08	UB 12729 453 KAUFMANN
517159	4/16/2025	Crawford, Murphy & Tilly, Inc	24,688.33	Terminal Exit Lane Improvements design phase servi
517159	4/16/2025	Crawford, Murphy & Tilly, Inc	8,082.06	Terminal Exit Lane Improvements design phase servi
1013707	4/16/2025	CRESCENT ELECTRIC	22.12	STS/LIGHTS shipping for a PCARD purchase
1013708	4/16/2025	D & K PRODUCTS	1,218.75	TURF CHEMICALS
517173	4/16/2025	DALSING, MARY ANN C/O Kay Dietz-Sass	17.98	UB 23825 2763 UNIVERSITY
1013672	4/16/2025	DANIEL K KROGER	211.62	Travel Reimbursement
1013679	4/16/2025	Danielle Stowell	5,499.50	GSCC Support - Wicked River LLC
1013637	4/16/2025	DEMCO INC	1,225.00	Magboxes for Magazine storage
517174	4/16/2025	DEUTMEYER, CHAD M	57.65	UB 10665 273 UNION
517175	4/16/2025	DICKINSON, SARA G	118.28	UB 22082 1134 LANGWORTHY
1013658	4/16/2025	DITTMER RECYCLING INC	247.39	Weekly refuse and recycling pickup
1013658	4/16/2025	DITTMER RECYCLING INC	672.86	REFUSE FOR MARCH 2025
517176	4/16/2025	DIXON, JOHN	45.65	UB 00431 1405 WASHINGTON
517177	4/16/2025	DUBUQUE BANK & TRUST COMPANY	533.23	UB 12793 1301 CENTRAL
517123	4/16/2025	DUBUQUE COUNTY SHERIFF	120.00	Sheriff Services for March 2025
517116	4/14/2025	DUBUQUE COUNTY TREASURER	100.00	Dubuque Co Flood Plain Permit
1013709	4/16/2025	DUBUQUE FIRE EQUIPMENT INC	85.00	MSC Fire Extinguisher Service
1013709	4/16/2025	DUBUQUE FIRE EQUIPMENT INC	580.00	LF- 600 Tuf Hide Rubber Covered Fire Hose
1013664	4/16/2025	DUBUQUE SIGN COMPANY	328.00	Central Ramp Signage Repair
1013664	4/16/2025	DUBUQUE SIGN COMPANY	210.00	Port Ramp Sign Repair
1013716	4/16/2025	DUBUQUELAND DOOR COMPANY	126.03	Maintenance Doors Serviced (Door 13)

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013621	4/9/2025	DUBUQUELAND DOOR COMPANY	103.95	MSC D3 remote/receiver
1013621	4/9/2025	DUBUQUELAND DOOR COMPANY	221.03	MSC Door 5 operator is not working
1013648	4/16/2025	EAGLE POINT ENERGY ONE LLC	3,582.31	Solar Production at the MSC - FY25
1013667	4/16/2025	EASTERN IOWA EXCAV & CONCRETE LLC	10,844.25	JEFFERSON WALL REPLACEMENT PROJECT
1013667	4/16/2025	EASTERN IOWA EXCAV & CONCRETE LLC	72,027.58	Iowa Amphitheater Schmitt Island Bid Pkg 1
1013700	4/16/2025	Eco Logic	1,350.86	Keynote speaker at GSCC 2025-Rozina Kanchwala
1013683	4/16/2025	ECOLANE USA INC	1,500.00	SOFTWARE SMS MESSAGES
1013609	4/9/2025	ED M FELD EQUIPMENT CO INC	403.50	10-Folding Spanner Wrenches
1013609	4/9/2025	ED M FELD EQUIPMENT CO INC	442.00	Fire Armor Gloves
517178	4/16/2025	ELLIOTT, HANNAH M.	100.00	UB 20059 465 TANNIN
517179	4/16/2025	ELLIS, STEPHANIE R	83.89	UB 00032 2116 BALD EAGLE
517180	4/16/2025	ENVIRONMENTAL MGMT SVC OF IOWA	6.75	UB 22625 5170 WOLFF
1013668	4/16/2025	EVOLOGIC INC	7,030.00	Replacement VFD for Catfish Lift Station
1013668	4/16/2025	EVOLOGIC INC	2,420.00	Replace Failed VFD @ Catfish Lift Station
1013668	4/16/2025	EVOLOGIC INC	1,560.00	Replacement of Pump #2 VFD-Plaza Dr Lift Station
1013661	4/16/2025	EXPERIENCED ROOFING	436.00	Roof leak repairs MSC 03/13/25
1013662	4/16/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,156.32	C063 - Administrative Assistant 03/09/25
1013662	4/16/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,284.80	C063 - Administrative Assistant 30MAR25
517151	4/16/2025	FAST LANE MOTOR PARTS LLC	123.51	JOTC shop supplies
517124	4/16/2025	FINLEY HOSPITAL	395.05	FY2025 Franchise Fees
517124	4/16/2025	FINLEY HOSPITAL	4,072.37	FY2025 Franchise Fees
517181	4/16/2025	FITZPATRICK, REESE E	91.06	UB 09938 579 ARLINGTON
1013659	4/16/2025	FOTH INFRASTRUCTURE & ENVIRO LLC	62,461.05	Relocate Taxiway A Construction Phase 4 Design
517125	4/16/2025	GIESE SHEET METAL CO INC	2,187.60	MSC Fix Board for Big Carrier RTU
517145	4/16/2025	GILLUG LLC	15.38	STOCK - Items - Pump Assembly
517145	4/16/2025	GILLUG LLC	1,039.48	UNIT# 2695 Multifunction Sensor Replacement
1013680	4/16/2025	GINA M HODGSON	100.00	Iowa NAHRO 2025 Annual Conference
1013689	4/16/2025	Global Flight Solutions, LLC	4,000.00	Air Service Consulting
1013641	4/16/2025	GOODYEAR TIRE & RUBBER	2,360.26	Goodyear Tires February 25
517182	4/16/2025	GORREPATI, KRISHNARAO V	11.55	UB 16175 2459 MILLSTONE
517126	4/16/2025	GREATER DUBUQUE DEVELOPMENT CORP	10,500.00	FY25 Contracted Svcs-GDDC/Campaign 2027
517183	4/16/2025	GREEN ACRES PROPERTIES LLC	11.45	UB 23061 2495 ASBURY
1013642	4/16/2025	HANLEY AUTO BODY INC	2,671.39	UNIT# 530004 Left Fender and Door Shell Replacemen
1013643	4/16/2025	HDR ENGINEERING INC	9,169.36	Grant Negotiation Support
1013612	4/9/2025	HEIAR BROTHERS FENCING INC	1,204.83	REPAIR CHAIN LINK
517184	4/16/2025	HEILMAN, TERRIL J	43.40	UB 24033 1612 RADFORD
1013697	4/16/2025	HM Life Insurance Company	77,478.16	Stop Loss Insurance premium for April 2025
1013644	4/16/2025	HODGE COMPANY	9,703.56	April Data Center Rent and Expenses
517185	4/16/2025	HOFFMAN, ABIGAIL R	136.00	UB 00375 1663 WASHINGTON
517163	4/16/2025	HOUSING	4,586.55	FSS#2518 DISBURSEMENT
517162	4/16/2025	HOUSING	2,500.00	FSS ESCROW INTERIM DISBURSMNT #012598
517186	4/16/2025	HUSS, JOYCE F	26.15	UB 20793 840 VALENTINE
1013676	4/16/2025	INDEPENDENT PUBLIC ADVISORS LLC	4,750.00	Quarterly Retainer Services
1013665	4/16/2025	INGRAM LIBRARY SERVICES INC.	2,159.80	Library books for adult collection for patrons
1013665	4/16/2025	INGRAM LIBRARY SERVICES INC.	622.90	Children's books for collection for patrons
1013665	4/16/2025	INGRAM LIBRARY SERVICES INC.	161.27	Teen Young Adult Print Materials for collection
1013665	4/16/2025	INGRAM LIBRARY SERVICES INC.	2,237.68	Library books for adult collection for patrons
1013665	4/16/2025	INGRAM LIBRARY SERVICES INC.	2,788.99	Library books for adult collection for patrons
517187	4/16/2025	INTEGRITY LAND INVESTMENTS INC	113.27	UB 11981 1930 ELLEN
517188	4/16/2025	INTERSTATE POWER & LIGHT COMPANY	25.58	UB 18730 1847 FINLEY
251000003	4/7/2025	IOWA BEVERAGE SYSTEMS INC	251.50	Alcohol Purchases - Recreation
1013696	4/16/2025	IPS Group Inc	85.23	Lcstrp/Intrmp Kiosk CC Transaction and Gateway Fee
1013699	4/16/2025	Isabella David	42.00	Parking Spot - Bella David - April 2025
1013682	4/16/2025	JEFFERY D DAVIS JR	187.00	Davis TV Truck certification travel reimbursement
517222	4/16/2025	JERRY LINK	62.08	Ambulance Refund
517189	4/16/2025	JONES, CORY M	115.90	UB 00251 2301 WHITE
517190	4/16/2025	JONES, LESTER C	41.25	UB 18420 2004 BROADLAWN
517191	4/16/2025	K & L LEASING LLC	175.04	UB 00861 3260 ASBURY
517192	4/16/2025	KEHOE, THOMAS C	57.65	UB 13738 1609 WESTRIDGE
517193	4/16/2025	KENNEDY POINT LIMITED PARTNERSHIP	1.16	UB 16902 3395 KENNEDY
517194	4/16/2025	KENNEDY POINT LIMITED PARTNERSHIP	22.01	UB 16902 3395 KENNEDY
1013657	4/16/2025	KEVIN C ESSER	340.00	Travel Reimbursement to Attend CPSE Conference
1013625	4/9/2025	KIECKS CAREER APPAREL	114.95	New Officer Uniform Jackets
1013625	4/9/2025	KIECKS CAREER APPAREL	134.00	New Officer Uniform Jackets
1013720	4/16/2025	KIECKS CAREER APPAREL	114.95	New Officer Uniform Jackets
1013625	4/9/2025	KIECKS CAREER APPAREL	134.00	New Officer Uniform Jackets
517127	4/16/2025	KLUESNER CONSTRUCTION INC	800.00	Wood Chips for DMSWA
1013610	4/9/2025	KONE INC	200.00	Elevator Maintenance - FY25
1013710	4/16/2025	KONE INC	210.00	FY25: 1805 Central Ave - Engine Hse - Elev. Maint
1013710	4/16/2025	KONE INC	271.84	FY25: City Hall & City Annex - Monthly - Elev. Mai
1013710	4/16/2025	KONE INC	2,474.00	FY24 Ramp Elevator Maintenance
1013717	4/16/2025	LIBERTY TIRE RECYCLING LLC	5,648.50	Tire Recycling
517128	4/16/2025	LIME ROCK SPRINGS CO	310.88	BEVERAGES THROUGH JUNE 2025
517128	4/16/2025	LIME ROCK SPRINGS CO	259.07	BEVERAGES THROUGH JUNE 2025
1013646	4/16/2025	LINK HYDRAULIC & SUPPLY	171.67	UNIT# 3255 Reseal Cylinder-Please Review Attachmen
1013646	4/16/2025	LINK HYDRAULIC & SUPPLY	3.24	Finance Charge
1013686	4/16/2025	Luke Rupp	204.00	Travel Reimb - PCC Level II Cert - Boone, IA
1013677	4/16/2025	MACQUEEN EQUIPMENT GROUP	983.58	STOCK - Items for Inventory
1013677	4/16/2025	MACQUEEN EQUIPMENT GROUP	931.74	STOCK - Items for Inventory
1013677	4/16/2025	MACQUEEN EQUIPMENT GROUP	932.38	STOCK - Items for Inventory -
1013677	4/16/2025	MACQUEEN EQUIPMENT GROUP	503.32	STOCK - Items for Inventory - Filter Element

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1013677	4/16/2025	MACQUEEN EQUIPMENT GROUP	723.30	UNIT# 540009, 540010, 540011 Decals
517129	4/16/2025	MARTIN EQUIPMENT OF IL INC	384.02	UNIT# 3455 Wet Charged Battery and Core Credit
517129	4/16/2025	MARTIN EQUIPMENT OF IL INC	339.39	UNIT# 3453 Replacement Parts
517130	4/16/2025	MEDIACOM	176.90	INTERNET FOR TREE CREW
517195	4/16/2025	MESS, SHELLEY M & SAVANAH M PLUYM	102.82	UB 05254 2829 WASHINGTON
1013703	4/16/2025	MGT Impact Solutions, LLC	1,096.88	Week 11/23/2024
517149	4/16/2025	MICHAEL W WEIKERT JR	765.00	Collection and proper disposal of appliances
1013656	4/16/2025	MICS CONSTRUCTION	5,000.00	1389 W 3rd change order
251000005	4/8/2025	MIDWESTONE BANK	640,176.00	April 2025 HAP
251000004	4/8/2025	MIDWESTONE BANK	2,247.76	April 2025 Admin Fee
1013639	4/16/2025	MIKE FINNIN FORD LLC	65.18	UNIT# 110002 Replace Window Motor Assembly
517196	4/16/2025	MINARD, SALLY A	54.19	UB 15581 500 ALTA VISTA
1013711	4/16/2025	MR ROOTER PLUMBING	1,019.82	Landfill General Plumbing- Shop Pit Maint.
517131	4/16/2025	MULGREW OIL COMPANY	2,124.56	LF-# 2 PRM DYED WNTR DSL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	1,768.53	LF-# 2 PRM DYED WNTR DSL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	758.50	LF-#1 DYED DIESEL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	800.33	LF-#1 DYED DIESEL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	1,936.96	LF-# 2 PRM DYED WNTR DSL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	1,988.52	LF-# 2 PRM DYED WNTR DSL ULS15PPM
517131	4/16/2025	MULGREW OIL COMPANY	2,216.94	LF-# 2 PRM DYED WNTR DSL ULS15PPM
1013647	4/16/2025	MUNICIPAL PIPE TOOL CO LLC	599.37	tool repair
517197	4/16/2025	NESLER, GABRIELA	69.58	UB 05960 1210 GRANDVIEW
517198	4/16/2025	NOEL, VICTORIA D	100.00	UB 06497 1400 CURTIS
1013650	4/16/2025	O'CONNOR & ENGLISH INSURANCE AGENCY	7,636.00	Bunker and McAleece Liquor Liability
1013650	4/16/2025	O'CONNOR & ENGLISH INSURANCE AGENCY	6,235.00	2024 Crime/Bond and Agency Fee
1013650	4/16/2025	O'CONNOR & ENGLISH INSURANCE AGENCY	1,263.00	Bunker and McAleece Liquor Liability
1013663	4/16/2025	O'REILLY AUTOMOTIVE INC	43.92	UNIT# 2702 Capsule/Light Bulb Replacement
1013663	4/16/2025	O'REILLY AUTOMOTIVE INC	4.63	UNIT# 1903 Vehicle Reflectors
1013663	4/16/2025	O'REILLY AUTOMOTIVE INC	18.57	UNIT# 2602 Replacement Part
517132	4/16/2025	ORKIN LLC	85.00	FY25 PEST CONTROL INTERMODAL
517132	4/16/2025	ORKIN LLC	130.00	FY25 PEST CONTROL JOTC
1013623	4/9/2025	OVERDRIVE INC	2,315.48	Teen ebooks and eaudio for digital collection
1013623	4/9/2025	OVERDRIVE INC	55.98	Teen ebooks and eaudio for digital collection
1013623	4/9/2025	OVERDRIVE INC	137.08	Downloadable ebooks and eaudio for children collec
1013623	4/9/2025	OVERDRIVE INC	115.50	downloadable audio and ebooks for adult collection
1013623	4/9/2025	OVERDRIVE INC	213.75	downloadable audio and ebooks for adult collection
517133	4/16/2025	OVERHEAD DOOR COMPANY	602.50	HDQ-Overhead Door Maintenance at Headquarters
517199	4/16/2025	PACZOK, DANIEL	100.00	UB 00743 2532 WASHINGTON
517200	4/16/2025	PAM IMPORTS	60.80	UB 12243 2222 CENTRAL
1013673	4/16/2025	PASSPORT LABS INC	1,746.50	Passport Parking Meter App FY25
517201	4/16/2025	PATRICIA A NAUMAN TRUST	51.74	UB 16549 2134 GRAHAM
517202	4/16/2025	PETERS, STEVE P	6.82	UB 05983 523 SOUTHERN
1013678	4/16/2025	PHELPS THE UNIFORM SPECIALISTS	48.19	Uniform cleaning for mechanic; shop towels cleanin
1013613	4/9/2025	POLYDYNE INC	11,385.00	Polymer - 3 totes
1013613	4/9/2025	POLYDYNE INC	23,460.00	Polymer - 6 totes
1013613	4/9/2025	POLYDYNE INC	19,550.00	Polymer - 6 totes
1013613	4/9/2025	POLYDYNE INC	3,910.00	Polymer - 6 totes
517203	4/16/2025	PRATT, TANNER S	556.74	UB 15211 1129 CENTER
517134	4/16/2025	RADIO DUBUQUE INC	30.00	Denver Air Conn Marketing - New service ORD-DBQ
517155	4/16/2025	RAM SERVICES LLC	1,070.00	858 S Grandview Radon
517204	4/16/2025	RATH PROPERTIES IOWA	28.02	UB 11680 2749 BROADWAY
1013694	4/16/2025	RC Restoration LLC	3,000.00	2328 Roosevelt - RC Restoration LLC (HO Rehab)
517205	4/16/2025	REDMOND, RONALD	79.25	UB 16164 2517 MATTHEW JOHN
517206	4/16/2025	RICHARD TAFT 1812 LLC	82.26	UB 12146 1804 CENTRAL
1013645	4/16/2025	RICHARD W JONES	268.80	3/18 RJ_Mileage Dubuque Nite in Des Moines
517207	4/16/2025	RIES, TIMOTHY V & ALICA M	42.02	UB 06455 207 DILLON
1013684	4/16/2025	RITE ENVIRONMENTAL INC	536.25	Used Antifreeze & Oil /Oil Filter Collection
517208	4/16/2025	RJMC LTD	52.07	UB 20204 3135 CEDAR CREST RDG UNIT B
1013670	4/16/2025	ROEDER OUTDOOR POWER EQUIPMENT	357.48	Battery for tractor 8
517209	4/16/2025	ROEPCKE, KRISTINA	62.89	UB 22062 1112 SOLOIN
517147	4/16/2025	ROUSSELOT INC	4,732.50	FY2025 Franchise Fees
517210	4/16/2025	RUFF, JOSEPH A & DAWN M	30.83	UB 12453 518 KAUFMANN
1013674	4/16/2025	RUSSELL N KIEFFER	85.00	Travel Reimb - SLSI Land Surveyors Conf - Ames, IA
251000001	4/16/2025	RXBENEFITS INC	101,421.04	FY25 Prescription Admin & Claims - 3/15 to 3/28/25
1013681	4/16/2025	RYAN L FELLER	100.00	Iowa NAHRO 2025 Annual Conference
1013687	4/16/2025	Ryan M Scherrman	230.03	Northwest U-School Police Staff and Command
517135	4/16/2025	SADLER POWER TRAIN INC	753.30	STOCK - Vehicle Lights
517135	4/16/2025	SADLER POWER TRAIN INC	524.65	UNIT# 1906 Replacement Parts
517135	4/16/2025	SADLER POWER TRAIN INC	41.91	UNIT# 3223 Replace Light
517135	4/16/2025	SADLER POWER TRAIN INC	612.50	STOCK - Inventory Items
517211	4/16/2025	SCHNEIDER, MICHAEL A & SALLY A	6.09	UB 18153 1971 HUMMINGBIRD
517212	4/16/2025	SCHREIBER, JAMES E & RENEE E	70.47	UB 21064 50 DEVON
251000002	4/8/2025	SID'S	259.83	Bunker Hill Alcohol
517154	4/16/2025	SIMMONS PET FOOD INC	43,683.25	FY2025 Franchise Fees
517136	4/16/2025	SIMON FIRE EQUIPMENT & REPAIR INC	49.75	UNIT# 554 Fire Equipment Replacement
517136	4/16/2025	SIMON FIRE EQUIPMENT & REPAIR INC	330.00	UNIT# 1910/503 Fire Equipment Repair
517136	4/16/2025	SIMON FIRE EQUIPMENT & REPAIR INC	468.43	UNIT# 501 Fire Equipment Repair of Rear Step
517136	4/16/2025	SIMON FIRE EQUIPMENT & REPAIR INC	635.95	UNIT# 1903 Fire Equipment Repair and Replacement
517152	4/16/2025	SIX SECONDS	6,900.00	Courses: Master Class
517143	4/16/2025	ST LUKES HEALTH - UNITYPOINT CLINIC	336.00	FY25 Drug Screens - March 2025
1013669	4/16/2025	STRAKA JOHNSON ARCHITECTS PC	13,981.89	Architect Services Data Center April-Oct 2024

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013669	4/16/2025	STRAKA JOHNSON ARCHITECTS PC	9,232.76	Architect Services Data Center July 23- Feb 24
1013669	4/16/2025	STRAKA JOHNSON ARCHITECTS PC	4,340.00	Architect Services Data Center March 2024
1013615	4/9/2025	STREICHERS INC	6,427.74	Entry Shield
517164	4/16/2025	Sue Roberts	60.00	CAMPING REFUND FROM AUG 2024
1013616	4/9/2025	TELEGRAPH HERALD	25.08	Public Notice - Categorical Exclusion
1013616	4/9/2025	TELEGRAPH HERALD	25.65	Public Notice - Categorical Exclusion
1013713	4/16/2025	TELEGRAPH HERALD	1,249.00	Summer positions advertisement
1013713	4/16/2025	TELEGRAPH HERALD	649.00	Budget Meetings Ad -TH
1013617	4/9/2025	TERMINAL SUPPLY	611.27	SHOP SUPPLIES
1013660	4/16/2025	THE FISCHER COMPANIES	80.00	parking fees/IH/RC031499
517137	4/16/2025	THEISENS INC	72.97	Street- Brooms
517137	4/16/2025	THEISENS INC	87.92	Street- Hose Components
517146	4/16/2025	THOMPSON TIRE & RETREAD	195.00	UNIT# 2697 Front End Axle Alignment
1013651	4/16/2025	THREE RIVERS FS INC	1,060.21	LF #1 Dieselelex Dyed and #2 Dyed
1013649	4/16/2025	TIMOTHY L SPECHT	20,000.00	150 Kaufmann Work
1013690	4/16/2025	TM Inc	315.00	Mail Courier Service
517213	4/16/2025	TOMKINS, NATHAN N	85.30	UB 11066 1290 KANE
1013626	4/9/2025	TRI-STATE PORTA POTTY INC	1,480.00	PORT A POTTIES APRIL 2025
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	410.67	UNIT# 540010 Repair Electronic Control Module
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	555.88	STOCK - Injector Parts
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	817.30	UNIT# 3403 Replace Nitrogen Oxide Sensor
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	140.39	UNIT# 3402 Replacement Parts
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	142.26	UNIT# 3402 Replacement Parts
1013714	4/16/2025	TRUCK COUNTRY OF IOWA INC	327.71	UNIT# 3402 Heater Shut Off Valve
1013618	4/9/2025	TRUCK COUNTRY OF IOWA INC	(255.00)	UNIT#2503 Nitrogen Oxide Sensor Replacement
1013714	4/16/2025	TRUCK COUNTRY OF IOWA INC	600.00	UNIT# 2683 Express Assessment Diagnostics
1013714	4/16/2025	TRUCK COUNTRY OF IOWA INC	617.75	UNIT# 2683 Lower Battery Replacement
1013714	4/16/2025	TRUCK COUNTRY OF IOWA INC	67.23	UNIT# 3236 Install New Seat Cover
1013714	4/16/2025	TRUCK COUNTRY OF IOWA INC	1,068.97	UNIT# 2681 Replace Bushings and King Pins
1013652	4/16/2025	TSCHIGGFRIE EXCAVATING	20,826.40	Bee Branch Trail Phase 1 Project
1013653	4/16/2025	ULINE INC	564.85	Interlibrary Loan and Tech Services Supplies
517138	4/16/2025	UNION HOERMANN PRESS	124.67	FY2025 Franchise Fees
517223	4/16/2025	UNITED (CARE HMO)	227.26	Ambulance Refund
517139	4/16/2025	UNIVERSITY OF DUBUQUE	5,861.00	FY2025 Franchise Fees
517139	4/16/2025	UNIVERSITY OF DUBUQUE	1,918.71	FY2025 Franchise Fees
517214	4/16/2025	VAASSEN, ANNE & MIKE	52.61	UB 15190 1100 CENTER
517140	4/16/2025	VERIZON WIRELESS SERVICES LLC	240.24	Fixed Route Rangers Data
1013691	4/16/2025	Vidl Solutions, Inc	20,200.00	CC Goal-Organizational Culture Continuous Improvem
517215	4/16/2025	VIRGINIA M MEYER TRUST	51.74	UB 05607 1495 GRANDVIEW
517216	4/16/2025	Vista Places LLC	17.54	UB 03481 718 RIES
1013671	4/16/2025	VRBAN FIRE PROTECTION INC	389.00	Service Calls on 1/22/25 and 1/23/25
1013671	4/16/2025	VRBAN FIRE PROTECTION INC	730.00	Port Ramp Service Call
517217	4/16/2025	WALEN, CORTINI M	143.00	UB 02633 2691 ROOSEVELT
517218	4/16/2025	Ward, Maureen J.	79.63	UB 10310 1494 OETH
1013654	4/16/2025	WELU PRINTING COMPANY	385.79	Refuse- Curbside Cart Placement Card 03/25
1013619	4/9/2025	WENZEL TOWING SERVICE	78.00	UNIT# 0916 Lock Out Service
517141	4/16/2025	WESTPHAL & COMPANY, INC	4,800.00	LF- Fiber Upgrades
517141	4/16/2025	WESTPHAL & COMPANY, INC	9,600.00	LF- Fiber Upgrades
517141	4/16/2025	WESTPHAL & COMPANY, INC	4,800.00	LF- Fiber Upgrades
517153	4/16/2025	WEX HEALTH INC	1,062.51	FY25 COBRA, Commuter, FSA Admin - March 2025
517219	4/16/2025	WILLE PROPERTIES LLC	39.93	UB 15178 1176 CENTER
517220	4/16/2025	WILLE PROPERTIES LLC	50.97	UB 15178 1176 CENTER
1013719	4/16/2025	WOODMAN ELECTRICAL CONTRACTORS	1,293.00	Port Ramp Tech Support
			<u>\$</u>	<u>1,675,051.36</u>

COUNCIL APPROVAL

PAYDATE 04-23-2025

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	\$ 726.00	City of Dubuque blue 22 oz travel mugs
1800TShirts	717.50	City of Dubuque Blankets
1800TShirts	902.50	City of Dubuque Beanies
1800TShirts	186.00	BEN ERG T-shirts
A FRAME OF MIND FRAMING & GALLERY	70.30	HDQ-Picture Frame in Hallway-Update
ACCESS TECHNOLOGIES INC	443.21	FY25 Copy and Print Costs for Malfunctions
ACCESS TECHNOLOGIES INC	443.21	FY25 Copy and Print Costs for Malfunctions
ACCESS TECHNOLOGIES INC	487.53	FY25 Copy and Print Costs for Malfunctions
ACCESS TECHNOLOGIES INC	487.53	FY25 Copy and Print Costs for Malfunctions
ACCURATE ANALYTICAL TESTING	185.00	1345 Glen Oak, 150 Kaufmann Dust Wipes
ACCURATE ANALYTICAL TESTING	169.00	1152 Race Street, 1771 Alta Vista Dust Wipes
ACCURATE ANALYTICAL TESTING	235.00	609-611 University Initial Dust Wipes
ACCURATE ANALYTICAL TESTING	78.00	922 Pleasant Dust Wipes
ACCURATE ANALYTICAL TESTING	208.00	2710 Washington Dust Wipes
ADAM'S DANCE CONNECTION LLC	288.00	RECREATION DANCE CLASSES
ADDOCO INC	400.00	MULCH FOR GREENHOUSE AREAS
ADDOCO INC	880.00	MULCH FOR PARK AREAS
ADDOCO INC	440.00	MULCH FOR PARK AREAS
ADDOCO INC	2,080.00	MULCH FOR BEE BRANCH/GREENHOUSE AREAS
ADDOCO INC	440.00	MULCH FOR BEE BRANCH/GREENHOUSE AREAS
AIRGAS USA LLC	13.68	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	16.74	LF Cylin Rental Acetylene, Argon, and Oxy Mar 2025
AIRGAS USA LLC	52.36	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	59.69	Medical Oxygen for Ambulances plus Lease Renewal
ALEXIS M STEGER	384.20	Iowa NAHRO 2025 Annual Conference
ALL SEASONS HEATING & COOLING	287.50	Boiler tubes and labor
ALLIANT ENERGY	113.02	FY25: 411 E. 15th St - Blum Site Electricity
ALLIANT ENERGY	26.29	2820 Brunswick St.-Alliant Energy (City Owned)
ALLIANT ENERGY	55.18	Parking Lots 1 & 2 Lites electrical service
ALLIANT ENERGY	228.33	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	3,092.54	FY25: 1157 Central Ave - MFC Building Electricity
ALLIANT ENERGY	29.68	FY25: 2543 White St - SCADA Flow Meter Electricity
ALLIANT ENERGY	723.84	FY25: W. 5th Restrooms Electricity
ALLIANT ENERGY	185.59	431 Rhomberg Electricity - Constr. Trailer
Amanda Scheller	240.00	Travel Reimbursement for 2 Conferences
Amanda Scheller	129.00	Travel Reimbursement for 2 Conferences
AMERICAN MARINE	4.99	Clip for Small Boat Motor
Ascendance Trucks LLC	(8.13)	UNIT# 3405 Fuel Injector Parts
Ascendance Trucks LLC	(276.25)	UNIT# 3405 Oxygen Sensor Replacement
Ascendance Trucks LLC	(617.50)	UNIT#3405 Replacement Parts
Ascendance Trucks LLC	82.97	UNIT# 1906 Replacement Parts
Ascendance Trucks LLC	406.57	STOCK - Filter Dryer Air Cond and Dryer Inter
Ascendance Trucks LLC	884.00	UNIT# 2704 Exhaust Valve Kit
Ascendance Trucks LLC	65.10	STOCK - Items for Inventory
Ascendance Trucks LLC	98.99	STOCK - Items for Inventory
Ascendance Trucks LLC	106.33	STOCK - Items for Inventory
AT&T Mobility National Accounts, LLC	3,053.10	Public Works First Net Monthly Charges
Atlas Copco North America Inc	28,795.00	Portable Boiler Rental for the WRRR - part 2
AUTOMOTIVE ENTERPRISES (AIH)	192.92	FY2025 Franchise Fees
AUTOMOTIVE ENTERPRISES (AIH)	30.09	FY2025 Franchise Fees
AV FUEL	35.00	Avfuel hub online POS
AV FUEL	20,894.37	Aviation fuel for resale
AV FUEL	19,514.52	Aviation fuel for resale
B L MURRAY COMPANY INC	41.88	Cleaning supplies
BIECHLER ELECTRIC INC	2,846.43	Receptacles in Maintenance Shop
BLACK HILLS/IOWA GAS UTILITY CO	91.23	821 Garfield - Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	143.17	UTILITY EXPENSE - GAS
BLACK HILLS/IOWA GAS UTILITY CO	75.44	2820 Brunswick-Black Hills Energy (City Owned)

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
BLACK HILLS/IOWA GAS UTILITY CO	63.55	FY25 Gas Service for 300 Main, Suite 330
BLACK HILLS/IOWA GAS UTILITY CO	132.69	514 Angella St - Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	328.77	UTILITY EXPENSE - GAS
Bluff Street Neighborhood Association	1,544.77	Bluff Street Christmas on the Square 11/30/24
Bradley M Cavanagh	197.44	3/9 BC_NLC Congressional City Conf_DC
BURKEN UNDERGROUND LLC	2,074.58	Fiber Builds - Ancillary Services
BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
CANVAS PRODUCTS INC	325.00	REPAIR UMBRELLA POOL
CAROLINA SOFTWARE INC	450.00	WasteWORKS support for quarter ending 04/01/25
CHARLES A SINGLETON	180.00	Basketball Referee
CHRISTINA M SCHNEIDER	414.00	Schneider Travel Reimbursement Arlington VA
CINTAS CORP	52.24	Various Maintenance - FY25
CINTAS CORP	212.90	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	54.48	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	193.69	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	52.24	Various Maintenance - FY25
CINTAS CORP	19.45	Various Maintenance - FY25
CINTAS CORP	730.54	Various Maintenance - FY25
CINTAS CORP	35.00	Various Maintenance - FY25
CINTAS CORP	335.10	Various Maintenance - FY25
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	52.24	Various Maintenance - FY25
CINTAS CORP	35.00	Janitorial Supplies- BHGC
CINTAS CORP	212.90	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	19.45	Various Maintenance - FY25
CINTAS FIRST AID & SAFETY	144.22	FIRST AIDE CABINET RESTOCKED
City of Dubuque	47,443.93	Growing Sustainable Communities Conference-GRC
CivicPlus LLC	7,946.69	Annual fees for Landfill tech services
COBRA PUMA GOLF	(3,886.45)	PRO SHOP ITEMS
COBRA PUMA GOLF	(532.00)	PRO SHOP ITEMS
COBRA PUMA GOLF	(1,644.00)	MISC SUPPLIES FOR PRO SHOP
COBRA PUMA GOLF	(864.00)	MISC SUPPLIES FOR PRO SHOP
COBRA PUMA GOLF	(577.50)	PRO SHOP ITEMS
COBRA PUMA GOLF	1,591.00	PRO SHOP ITEMS
COBRA PUMA GOLF	1,467.50	MISC SUPPLIES FOR PRO SHOP
COBRA PUMA GOLF	3,373.59	PRO SHOP ITEMS
COBRA PUMA GOLF	1,851.62	MISC SUPPLIES FOR PRO SHOP
COBRA PUMA GOLF	745.57	PRO SHOP ITEMS
COMMUNICATIONS ENGINEERING CO	1,734.00	NETWORK CABLE DROP-CAMERAS
COMMUNITY INCORPORATED	450.00	Ad-Parks & Rec Comprehensive Master Plan
CONLON CONSTRUCTION CO	1,159,894.57	Iowa Amphitheater Schmitt Island Bid Pkg 2
Connor Mosele	150.00	Basketball Referee
Cooper Grams	45.00	Basketball Referee
Cottingham & Butler Inc	2,500.00	Job Evaluation Training
Cottingham & Butler Inc	225.00	Appeals
Cottingham & Butler Inc	9,732.60	ACA Reporting Project - 5/1/2025
CURT'S SIGNATURE SIGN	2,100.00	CUSTOMER BANNER ORDERS
DAVID A NESS	379.11	Travel Reimb - ISC West - Las Vegas
DAVID A NESS	303.51	Mileage Reimbursement - August 2024
DAVID A NESS	207.70	Mileage Reimbursement - Oct 2024
DAVID A NESS	215.74	Mileage Reimbursement - Sept 2024
DAVIS EQUIPMENT CORP.	340.65	Machine Equipment Maintenance
DEMMEER OIL COMPANY	22,108.10	Diesel and Autofuel for Sale
DEMMEER OIL COMPANY	2,909.81	Diesel and Autofuel for Sale
DENISE C BLAKELEY-IHRIG	2,412.22	FY2025 BLANKET PO - CONSULTANT SERVICES
Derrick Johnson	60.00	Basketball Referee
DIETZ ENTERPRISES LLC	1,440.00	960 Boyer HH Dietz 1
Discover Hospitality LLC	1,330.46	2302 Prince Relocation 2

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Discover Hospitality LLC	624.90	1152 Race Street Relocation Best Western
DITTMER RECYCLING INC	11,059.45	Landfill- Hauling Charges
DITTMER RECYCLING INC	105.00	FY2025 BLANKET PO - TRASH AND RECYCLING CHARGES
Donny Does It LLC	828.57	CAMPGROUND MANAGER PAYMENTS FY25
DUANE F ROLING	70.00	Basketball Referee
DUBUQUE AREA CHAMBER OF COMMERCE	5,000.00	Dubuque Nite in Des Moines Sponsorship 2025
DUBUQUE AREA LABOR MGMNT COUNCIL	8,750.00	FY25 Contracted Svcs-DALMC
DUBUQUE COMMUNITY SCHOOL DIST	66.07	FY2025 Franchise Fees
DUBUQUE COMMUNITY SCHOOL DIST	149.22	FY2025 Franchise Fees
DUBUQUE COMMUNITY SCHOOL DIST	1,890.11	FY2025 Franchise Fees
DUBUQUE COMMUNITY SCHOOL DIST	778.29	FY2025 Franchise Fees
DUBUQUE COUNTY ABSTRACT & TITLE	150.00	N. Grandview Estates - Abstracting
DUBUQUE COUNTY RECORDER	12.00	Ord No. 8-25/2670/2412/2 of 2
DUBUQUE COUNTY RECORDER	82.00	Ord No. 8-25/2670/2412
DUBUQUE COUNTY RECORDER	32.00	APPLICATION FOR CONDEMNATION RECORDING FEE
DUBUQUE COUNTY RECORDER	78.00	Dubuque County Recorder-CDBG (Blanket PO)
DUBUQUE COUNTY RECORDER	61.00	March 2025 Recording Fees
DUBUQUE COUNTY SHERIFF	5,444.39	DDTF Shared Expenses Feb & Mar 2025
DUBUQUE COUNTY SHERIFF	4,692.93	DDTF Shared Expenses Feb & Mar 2025
DUBUQUE HOSE & HYDRAULICS	117.23	STOCK - Items for Inventory
DUBUQUE HOSE & HYDRAULICS	14.28	UNIT# 2681 Replacement Hoses & Accessories
DUBUQUE RACING ASSOCIATION LTD	14.85	DRA Board Mtg Luncheons-Ric Jones & Brad Cavanagh
DUBUQUE SIGN COMPANY	206.20	SIGNS FOR PARKS
DUBUQUE VISITING NURSE ASSOCIATION	2,359.12	March 2025 VNA Billing
ELECTRICAL ENG & EQUIP COMPANY	500.00	HAWTHORNE STREET GENERATOR PM
ENGRAVED GIFT COLLECTION LLC	129.00	ADULT ATHLETICS TROPHIES
Eocene Environmental Group	13,781.68	EPA Brownfield
ERYKA D COOK	90.00	7 Self defense programs March -May 2025
ERYKA D COOK	90.00	7 Self defense programs March -May 2025
ERYKA D COOK	70.00	7 Self defense programs March -May 2025
ETHAN J LEMBKE	270.00	Per Diem Less Lethal ICP Instructor School
FACTUAL DATA	137.65	Factual Data- Blanket PO
FEDEX	20.18	Fed X Shipping Fee-Water Bottle Sample - Lead
FEHR-GRAHAM & ASSOCIATES LLC	215.50	Coates-Brunskill/Southgate Sewer Repair
FERGUSON WATER WORKS SUPPLY #2516	6,381.64	FLANGES AND FLANGE KITS FOR METER STOCK
FERGUSON WATER WORKS SUPPLY #2516	4,422.73	4"MACH 10, 20" LENGTH USG - METER STOCK
FERGUSON WATER WORKS SUPPLY #2516	4,264.86	4"MACH 10, 20" LENGTH USG - METER STOCK
FOTH INFRASTRUCTURE & ENVIRO LLC	4,838.95	Reconstruct GA Apron Const Phase Engineering
FOTH INFRASTRUCTURE & ENVIRO LLC	2,486.20	Relocate Taxiway Alpha Construction Engineering
FOTH INFRASTRUCTURE & ENVIRO LLC	750.51	Reconstruct GA Apron Const Phase Engineering
FOTH INFRASTRUCTURE & ENVIRO LLC	1,452.43	Relocate Taxiway Alpha Construction Engineering
Gavin Sarvis	240.00	Basketball Referee
GEISLER BROTHERS COMPANY	4,464.00	Bld #75 Operator Control Room HVAC
GILLIG LLC	65.00	STOCK - 12 Volt Vehicle Bulbs 12MB
GOLDEN RULE CREATIONS INC	372.52	Uniform Stripes for FTO Program
GRAYMONT WESTERN LIME INC	5,120.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRP & ASSOCIATES INC	633.00	Collection and Proper Disposal of Medical Waste
HACH CHEMICAL COMPANY	714.40	LABORATORY EQUIPMENT
HAPPY JOE'S PIZZA & ICE CREAM PARLO	120.00	Pizza for Citizens Police Academy
HDR ENGINEERING INC	2,140.19	PFAS Pilot HDR Task Order #21
HDR ENGINEERING INC	15,778.65	FY2025 Annual Services
HDR ENGINEERING INC	7,989.12	DMASWA TO 20 - Horiz Exp Permitting
HDR ENGINEERING INC	9,620.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	15,170.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	14,165.70	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	805.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	3,923.01	Sanitary Sewer Asset Mgmt Plan
HOLLIE A OHNESORGE	100.00	Iowa NAHRO 2025 Annual Conference
HYGIENIC LABORATORY	1,470.00	Metals and Nitrates testing fee
IMWCA	3,250.00	FY25 Quarterly Fees - Third Party Admin
INFOSEND INC	13,921.04	March Charges

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
IOWA COMMUNITIES ASSURANCE POOL	291.46	FY25 Damage Claims
IOWA COMMUNITIES ASSURANCE POOL	1,531.31	FY25 Damage Claims
IOWA COMMUNITIES ASSURANCE POOL	6,266.95	FY25 Damage Claims
IOWA COMMUNITIES ASSURANCE POOL	5,040.30	FY25 Damage Claims
IOWA DEPARTMENT OF HUMAN SERVICES	34,482.44	GEMT Claims for May 2025
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fee
IOWA HAZMAT TASK FORCE	100.00	2025 Iowa Haz Mat Task Force Dues
J & R SUPPLY COMPANY	630.00	TOOLS FOR TRUCKS
J & R SUPPLY COMPANY	1,025.00	PROPERTY MAINTENANCE
J & R SUPPLY COMPANY	305.00	San. Swr. Manhole - Behind Moracco/Rockdale
J & R SUPPLY COMPANY	357.00	STS/SW glove restock
J & R SUPPLY COMPANY	661.80	Concrete saw blade
Jared Ostwinkle	99.63	Gas from Academy for new officers
Jason D Lehman	48.79	Mileage 2/7/2025-4/2/2025
Jeffrey J Brandt	85.00	Travel Reimb - SLSI Land Surveyors Conf - Ames, IA
Jeremy S Hoffman	1,301.29	Keynote speaker at GSCC 2025-Jeremy Hoffmann
JESSICA M GEORGE-RETHWISCH	200.48	Mileage-01/01/25-03/31/25
Johannan J Frost	240.00	Basketball Referee
JON W DIENST	80.00	Travel Reimb - APWA Spring Conf-IA Chapter
JS FOSTER CORP	1,180.00	Annual Renewal for Cellular Communication-Schools
KANE, NORBY AND REDDICK, PC	2,988.50	42 Inch Force Main Stabilization Proj - Legal Serv
KEN SAIKI DESIGN INC	25,865.25	COMISKEY PARK -PHASE 2
KENNETH J WELTER	150.00	Basketball Referee
KIM A HERRIG	394.00	FY25 Custodial Services for 300 Main, Suite 330
Kimley-Horn and Associates	5,520.00	LEISURE SERVICES MASTER PLAN FY25
KINSELLA CONCRETE CO	2,550.00	Station 2-Sidewalk for Parking Lot
KINTZINGER LAW FIRM PLC	560.00	Dubuque Human Rights Commission #4551 Review
Kwik Trip Inc	28,084.15	Fuel Charges- March 2025
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Seasonal Employee Recruitment-Parks & Rec-DigitalA
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Seasonal employee recruitment billboards
LIME ROCK SPRINGS CO	308.75	BEVERAGES THROUGH JUNE 2025
LOGAN CONTRACTORS SUPPLY INC	2,354.40	3/4"x18" Dowel Ec and Ultrabond Street Repair
LORAS COLLEGE	315.00	Loras Landfill field trip Trolleys 02/07/25
MACQUEEN EQUIPMENT GROUP	481.00	Escape bottle bags for confined space
MACQUEEN EQUIPMENT GROUP	1,214.15	Flashlights for New Hires
MARTIN EQUIPMENT OF IL INC	11,945.60	UNIT# 3210 Brake Shoes
MARTIN EQUIPMENT OF IL INC	507.27	UNIT# 3452 Replace O-Rings and Oil Line
MARTIN EQUIPMENT OF IL INC	318.01	UNIT# 3453 Replacement Parts - Filters
MARTIN EQUIPMENT OF IL INC	107.87	STOCK - Items for Inventory
Martin Fitzpatrick	439.79	Travel Reimbursement to attend CPSE Conference
MARY R CORRIGAN	120.00	Corrigan per diem IPHA Des Moines 3/31/25-4/2/25
Matthew Dressler	250.00	3904 Cora Drive Change Order 3
Matthew Dressler	1,500.00	1152 Race Change Order 1 Invoice
Matthew Dressler	500.00	1152 Race Street Change Order 2
Matthew Dressler	18,950.00	1152 Race Lead Grant Construction
MAV RESTORATIONS LLC	22,050.00	2710 Washington LHH MAV
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Mar "25 Wellness Visits per LEMWHA Grant
MEDICAL ASSOCIATES CLINIC PC	4,585.00	pre-employ screening, phys, vaccine, drug/alcohol
MILLWORK HOTEL ASSOCIATES LLC	309.02	922 Pleasant Relocation Invoice
MILLWORK HOTEL ASSOCIATES LLC	772.55	480 Klingenberg Relocation 2
MILLWORK HOTEL ASSOCIATES LLC	772.55	2710 Washington Relocation 1
MILLWORK HOTEL ASSOCIATES LLC	927.06	150 Kaufmann Relocation 2
MILLWORK HOTEL ASSOCIATES LLC	979.65	1152 Race Street Relocation
MILLWORK HOTEL ASSOCIATES LLC	1,058.05	1152 Race Street Relocation
MILLWORK HOTEL ASSOCIATES LLC	839.70	1345 Glen Oak Relocation 1
MILLWORK HOTEL ASSOCIATES LLC	927.06	922 Pleasant Relocation Invoice
MIRACLE CAR WASH CORP	111.52	FY25 Miracle Car Wash Corp
MOLO PETROLEUM LLC	658.58	CoD Fire Fuel 10/31/24
MOLO PETROLEUM LLC	710.55	CoD Fire Fuel 11/30/24

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MOLO PETROLEUM LLC	643.91	CoD Fire Fuel 12/31/24
MOLO PETROLEUM LLC	574.15	CoD Fire Fuel 1/31/25
MOLO PETROLEUM LLC	623.55	CoD Fire Fuel 3/31/25
MSA PROFESSIONAL SERVICES INC	1,407.64	PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION
MULGREW OIL COMPANY	326.87	UNLEADED AND DIESEL FUEL- BHGC
MULGREW OIL COMPANY	347.36	UNLEADED AND DIESEL FUEL- BHGC
MULTICULTURAL FAMILY CENTER	2,500.00	EcMo Grant Funding - Employment Expo
MUNICIPAL COLLECTIONS OF AMERICA IN	1,299.96	Collection Fees for Utility Billing
MYERS-COX CO	24.00	POD MARINA FREEZER RENTAL
MYERS-COX CO	24.00	FREEZER RENTAL
MYERS-COX CO	24.00	FREEZER RENTAL
Northeast Iowa Area Agency on Aging Inc	77.40	NE Iowa - Aging Purchase of Services Agreement FY2
NORTHERN LIGHTS FOODSERVICE	234.03	FY25 MISC FOOD AND SUPPLIES FOR BHGC SNACK BAR
ONMEDIA	1,500.00	Digital Campaign for Seasonal Employee Recruitment
OPENING SPECIALISTS INC	531.80	DBQ IT Dept- Install New Deadbolt w/Outside Indica
O'REILLY AUTOMOTIVE INC	33.30	STOCK - Items for Inventory
O'REILLY AUTOMOTIVE INC	16.59	UNIT# 2620 Disc Brake Pads
O'REILLY AUTOMOTIVE INC	62.17	UNIT# 2705 Vehicle Stabilizer
ORIGIN DESIGN CO	23,897.75	Task order 35-1
Patrick Quarnstrom	150.00	Basketball Referee
PETDATA	5,662.10	Pet Data Fees 2025
PIGOTT INC.	938.00	Housing Federal Building Office Moves
POLK COUNTY HOUSING TRUST FUND	300.00	Assessment-2025 Legislative Session
PRAIRIE FARMS	2,265.63	FY2025 Franchise Fees
PRAIRIE FARMS	347.78	FY2025 Franchise Fees
Presentation Lantern	5,000.00	Presentation Lantern_Purchase of Serv Grant FY2025
RACOM CORPORATION	124.00	Wireless Communications Support Contract
RACOM CORPORATION	9,438.00	Maintenance Contract - Vehicle Radios & Batteries
RACOM CORPORATION	11.25	Parts and Labor
RACOM CORPORATION	1,300.00	Parts and Labor
RACOM CORPORATION	22.95	Shipping Charges on Headset
RAM SERVICES LLC	1,130.00	816 Radon Install Invoice
RAM SERVICES LLC	100.00	324 Chappel Radon Test
RAMONA J MANTERNACH	1,800.00	Secretary Services for DMSWA FY 2025
Randy J Harter	90.00	PUMP GREASE TRAP
RAPIDS REPRODUCTION INC	382.47	Printing/Binding for Fuel Island Improvement proj.
RDG PLANNING & DESIGN	82,170.45	Q Casino Amphitheater Planning-New PO w/New Coding
RDG PLANNING & DESIGN	4,389.52	Q Casino Amphitheater Planning-New PO w/New Coding
RDG PLANNING & DESIGN	14,930.00	Q Casino Amphitheater Planning-New PO w/New Coding
RDG PLANNING & DESIGN	40,911.45	Q Casino Amphitheater Planning-New PO w/New Coding
RDG PLANNING & DESIGN	378.70	Q Casino Amphitheater Planning-New PO w/New Coding
RDG PLANNING & DESIGN	2,530.00	Q Casino Amphitheater Planning-New PO w/New Coding
REFRESH DUBUQUE	182.50	REFUND FOR MOBILE LICENSE
RETIME LLC	12,000.00	Prof. Consultant Services - STREETS Proj
RIVER CITY STONE	630.88	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
RIVER CITY STONE	288.54	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
ROBERT D SCHIESL	34.00	Travel Reimb - ASCE GeoTech Conf - Ames, IA
ROCHESTER ARMORED CAR CO INC	385.36	DMASWA Armored Car Service
Rock Valley Physical Therapy	2,132.00	82-Online Health Risk Assessments
ROUSSELOT INC	763.50	FY2025 Franchise Fees
SAINT MARK YOUTH ENRICHMENT	13,686.55	St Marks_Purchase of Services Agreement FY2025
Sewer AI Corporation	50.00	AUTOCODE PACP, LACP, & MACP Services-Pay as you Go
Shive-Hattery Inc	2,156.30	Federal Bldg PLOT EV Chargers - Downtown Locations
SIMON FIRE EQUIPMENT & REPAIR INC	728.40	UNIT# 1910 New Air Compressor
SPRING GREEN LAWN CARE	39.85	WEED CONTROL -DBQ MEMORIAL PARK
STEPHANIE J WEHR	100.00	Per Diem for IAWCP
STRAND ASSOCIATES INC	850.00	WTP & Water Dist.Sys SCADA Upgrade
STRAND ASSOCIATES INC	1,416.42	WELL NO. 11 SOURCE WATER
STRAND ASSOCIATES INC	1,000.00	CONSTRUCTION INSPECTION SERVICES-BUNKER FOUNDATION
STRAND ASSOCIATES INC	2,900.00	BUNKER HILL FACILITY RENOVATIONS
STRAND ASSOCIATES INC	1,666.62	Old Mill Rd Pumping Station

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
STRAND ASSOCIATES INC	23,364.95	Old Mill Rd Pumping Station
STRAND ASSOCIATES INC	374.30	SCADA on call services for flow meters
STRAND ASSOCIATES INC	44,033.88	Old Mill Rd Pumping Station
STRAND ASSOCIATES INC	76,200.31	Old Mill Rd Pumping Station
STRAND ASSOCIATES INC	47,857.71	Old Mill Rd Pumping Station
THE DUBUQUE ADVERTISER	950.00	PARKS & REC COMPREHENSIVE PLAN ADVERTISING
THE LOCKSMITH EXPRESS	18.00	STS tool cabinet padlock/keys
THOMAS J KIEFER	210.00	Basketball Referee
THOMPSON TIRE & RETREAD	768.00	UNIT# 3101 New Vehicle Tires
TIM WILLIS WINDOW CLEANING LLC	210.00	Monthly MSC Window Cleaning
TIMOTHY A LINK	120.00	TLink per diem IPHA conf Des Moines 3/31/25-4/2/25
TIMOTHY L SPECHT	13,100.00	704 Providence Lead and HH Work
TIMOTHY L SPECHT	10,625.00	704 Providence Lead and HH Work
TOWNSQUARE MEDIA LLC	1,250.00	LF- Townsquare Media- Dubuque
TRUGREEN LIMITED PARTNERSHIP	51.81	FY25: Fed Bldg - Lawn Care Services
TSCHIGGFRIE EXCAVATING	2,750.00	Soil Boring at Murphy Park
TSCHIGGFRIE EXCAVATING	7,445.00	WRRD Drying Pad Hood Bld Removal
TSCHIGGFRIE EXCAVATING	12,690.75	Sanitary/Storm Repairs - 116 & 251 Julien Dbq Dr.
TSCHIGGFRIE EXCAVATING	235,957.72	Kerper Blvd Lift Station Replacement
Uniform Den East, Inc.	706.45	Uniforms for new hires
Uniform Den East, Inc.	535.00	Uniforms for new hires
Uniform Den East, Inc.	561.45	Uniforms for new hires
Uniform Den East, Inc.	588.95	Uniforms for new hires
Uniform Den East, Inc.	406.95	Uniforms for new hires
Uniform Den East, Inc.	779.50	Uniforms for new hires
UNION HOERMANN PRESS	1,536.00	Bunker Hill Score Card
UNION HOERMANN PRESS	449.00	Next Level Savings Program
UNION HOERMANN PRESS	458.00	Branching Out Brochure
UNIVERSITY OF DUBUQUE	6,250.00	Univ of Dubuque: DMASWA Steward & Sustain Coord.
US Foods	779.18	MISC FOOD- BHGC
VERIZON WIRELESS SERVICES LLC	411.78	Staff cell phones and data for surface tablets
Vestis Group Inc (f/k/a Aramark)	168.28	Linen, table cloths, cleaning cloths
Walker Consultants, Inc.	1,600.00	Parking Equipment Design
Walker Consultants, Inc.	1,600.00	Parking Equipment Design
Walker Consultants, Inc.	1,600.00	Parking Equipment Design
Walker Consultants, Inc.	1,600.00	Parking Equipment Design
WARTBURG THEOLOGICAL SEMINARY	583.74	FY2025 Franchise Fees
WARTBURG THEOLOGICAL SEMINARY	138.20	FY2025 Franchise Fees
WAYNE R SCHNIER	180.00	Basketball Referee
Waypoint Services for Women, Children and Families	529.69	Waypoint_Purchase of Services Agreement FY2025
WB McCloud & Co, Inc.	561.80	Pest Prevention - monthly
WELDON TIRE	43.93	REPAIR ON FLAT TIRE
WELU PRINTING COMPANY	43.13	FY25 Business Cards
WELU PRINTING COMPANY	325.00	BHGC ADVERTISING
WESTPHAL & COMPANY, INC	3,468.00	Electrical Work - Data Center
WESTPHAL & COMPANY, INC	1,175.00	(2) CAT6 Ethernet Cables for Inspector Planning Ro
White Cap LP	31.38	Gap and crack straw STS
WHKS AND COMPANY	359.46	WHKS Task Order22 Blum Structural
WHKS AND COMPANY	2,780.98	EAGLE VALLEY, WESTBROOK, AND ENGLISH RIDGE CONTRAC
WHKS AND COMPANY	5,161.90	EAGLE VALLEY, WESTBROOK, AND ENGLISH RIDGE CONTRAC
WHKS AND COMPANY	796.96	JEFFERSON PARK RETAINING WALL PROJECT
WILLIAM J STUCK	1,200.00	Youth Services speaker workshop. FRIDAY May 9
	<u>2,510,107.68</u>	

**City of Dubuque
City Council**

CONSENT ITEMS # 4.

ITEM TITLE:	Sustainable Dubuque Community Grant Award Recommendation
SUMMARY:	City Manager recommending City Council approve the recommendations of the Resilient Community Advisory Commission regarding the Round 31 funding of the Sustainable Dubuque Community Grant program. RESOLUTION Awarding Sustainable Dubuque Grant To American Legion Auxiliary RESOLUTION Awarding Sustainable Dubuque Grant To The Grand River Center RESOLUTION Awarding Sustainable Dubuque Grant To Saint Vincent De Paul RESOLUTION Awarding Sustainable Dubuque Grant To The Bike Coop RESOLUTION Awarding Sustainable Dubuque Grant To Roosevelt Middle School RESOLUTION Awarding Sustainable Dubuque Grant To Westminster Presbyterian Church RESOLUTION Awarding Sustainable Dubuque Grant To Saint Mark Youth Enrichment
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Resolution_American Legion Auxiliary_04212025 (1)
4. Resolution_Grand River Center_04212025 (1)
5. Resolution_St Vincent de Paul_04212025
6. Resolution_Bike Coop_04212025 (1)
7. Resolution_Roosevelt Middle School_04212025 (1)
8. Resolution_Westminster Presbyterian_04212025 (1)
9. Resolution_St Mark Youth Enrichment_04212025

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Sustainable Dubuque Community Grant Award Recommendation

DATE: April 16, 2025

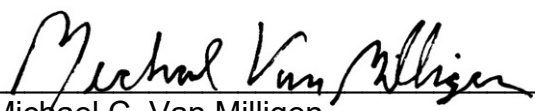
Director of Sustainability Gina Bell is recommending City Council approve the recommendations of the Resilient Community Advisory Commission regarding the Round 31 funding of the Sustainable Dubuque Community Grant program.

The following applications are recommended for funding:

ORGANIZATION	PROJECT	AWARD
American Legion Auxiliary	Youth Leadership	\$2,400
Grand River Center/OVG	Edible Gardens	\$1,789
St. Vincent De Paul	Freezer for Local Food	\$2,500
Bike Coop	Bike Week	\$2,446
Roosevelt Middle School	Garden at School	\$595
Westminster Presbyterian	Garden Beds	\$2,500
St. Mark Youth Enrichment	Heros Camp	\$270

The total recommended funding for this round is \$12,500. One award is recommended to receive less than the requested amount. One grant was incomplete, not awarded anything and recommended they re-apply in the Fall 2025 round. In accordance with guidance from the State Auditor, each grant includes a resolution to state public purpose.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gina Bell, Director of Sustainability



TO: Michael Van Milligen, City Manager

FROM: Gina Bell, Director of Sustainability

SUBJECT: Sustainable Dubuque Community Grant Award Recommendation

DATE: April 14, 2025

INTRODUCTION

The purpose of this memo is to present the recommendations of the Resilient Community Advisory Commission (RCAC) for Round 31 of the Sustainable Dubuque Community Grant applications.

BACKGROUND

In 2013, the City Council approved the Sustainable Dubuque Community Grant program to catalyze community leaders in the Sustainable Dubuque initiative. The grants are competitively available to any residents, non-profits or businesses who propose a project that addresses at least one of the twelve sustainability principles and includes an element of community engagement or education in their project.

\$25,000 was allocated for grant disbursement in FY25. Six (6) eligible applications were received in the first round (October 2024). Eight (8) applications were received this round (March 2025) with a total funding request of \$16,260. All commissioners were invited to submit their individuals scores and comments.

DISCUSSION

The following applications are recommended for funding:

ORGANIZATION	PROJECT	AWARD
American Legion Auxiliary	Youth Leadership	\$2,400
Grand River Center/OVG	Edible Gardens	\$1,789
St. Vincent De Paul	Freezer for Local Food	\$2,500
Bike Coop	Bike Week	\$2,446
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The total recommended funding for this round is \$12,500. One award is recommended to receive less than the requested amount. One grant was incomplete, not awarded anything and recommended they re-apply in the Fall 2025 round. In accordance with

guidance from the State Auditor, each grant includes a resolution to state public purpose.

REQUESTED ACTION

I respectfully request City Council approve the recommendations of the RCAC regarding the Round 31 funding of the Sustainable Dubuque Community Grant program.

Attachments

Resolution_American Legion Auxiliary_04212025

Resolution_Grand River Center/OVG_04212025

Resolution_St. Vincent De Paul_04212025

Resolution_Bike Coop_04212025

Resolution_Roosevelt Middle School_04212025

Resolution_Westminster Presbyterian_04212025

Resolution_St. Mark Youth Enrichment_04212025

RESOLUTION NO. _____ - 25

**AWARDING SUSTAINABLE DUBUQUE GRANT TO AMERICAN LEGION
AUXILIARY**

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,

- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall fund six high school junior girls in the city of Dubuque to attend a learning experience dedicated to responsible citizenship, leadership, and mission to encourage volunteering in their communities.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to American Legion Auxiliary.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~American Legion Auxiliary Convivium Urban Farmstead~~ and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

AWARDING SUSTAINABLE DUBUQUE GRANT TO THE GRAND RIVER CENTER

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and

- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall create an edible garden for flowers and vegetables, supporting the kitchen, enhancing local diversity, and providing fresh produce for use in meals served at the Grand River Center.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to the Grand River Center

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ the Grand River Center and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

AWARDING SUSTAINABLE DUBUQUE GRANT TO SAINT VINCENT DE PAUL

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and

- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall purchase a commercial cooler for the produce grown in a hydroponic container farm on the St. Vincent de Paul campus.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Saint Vincent de Paul.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ Saint Vincent de Paul and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

AWARDING SUSTAINABLE DUBUQUE GRANT TO THE BIKE COOP

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and

- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall bring awareness and encourage participation in National Bike to Work Week and Bike Month.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to the Bike Coop.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ the Bike Coop and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

AWARDING SUSTAINABLE DUBUQUE GRANT TO ROOSEVELT MIDDLE SCHOOL

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,
- Providing a roadmap that can be added to or adjusted, and

- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall establish a smaller demonstration prairie plant garden with labeled plant varieties within Roosevelt Middle School's existing prairie.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Roosevelt Middle School.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ Roosevelt Middle School and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

**AWARDING SUSTAINABLE DUBUQUE GRANT TO WESTMINSTER
PRESBYTERIAN CHURCH**

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,

- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall replace raised garden beds, increasing the ease of growing and harvesting food by eliminating fences to crawl over and raising the height of the beds for less bending.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Westminster Presbyterian Church.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ Westminster Presbyterian Church and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____ - 25

**AWARDING SUSTAINABLE DUBUQUE GRANT TO SAINT MARK YOUTH
ENRICHMENT**

WHEREAS, the City Council adopts goals on an annual basis; and

WHEREAS, sustainability first appeared as a City Council goal in 2006; and

WHEREAS, in 2010 the City Council adopted the Dubuque Greenhouse Gas (GHG) Inventory, the first step in developing a Climate Action Plan (CAP) for Dubuque; and

WHEREAS, the inventory measured gases emitted by City operations for the baseline year 2003, and again for 2007, and predicted future emissions if business as usual occurred, and provided the City a tool to set emission reduction targets to improve and maintain healthy air quality; and

WHEREAS, a 2014 update to the GHG inventory revealed that the community had reduced their GHG emissions 11% since 2003, and

WHEREAS, the 2019 update to the GHG inventory reported a 27% reduction in GHG emissions since 2003; and

WHEREAS, the City Council adopted “The 50% by 2030 Plan” in 2013, and updated the plan in 2020, as a non-binding, voluntary effort to identify opportunities to reduce Dubuque’s community greenhouse gas emissions; and

WHEREAS, The 50% by 2030 Plan is used in the following ways:

- Informing officials during goal-setting and budget decisions,
- Informing businesses and individuals about potential emission and cost-saving options,
- Showcasing success stories,

- Providing a roadmap that can be added to or adjusted, and
- Exposing from where Dubuque's GHG emissions really come; and

WHEREAS, sustainability has remained a goal; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, "Sustainable Environment: Preserving and Enhancing Natural Resources"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability through partnerships by adopting the specific goal, "Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable"; and

WHEREAS, the City Council in 2021 reaffirmed its commitment to sustainability by adopting the specific goal, Livable Neighborhoods and Housing: Great Place to Live"; and

WHEREAS, the Sustainable Dubuque Grant program is the intersection of the City's goals related to sustainability, equity, viability, partnerships, and the creation of housing, which is livable, affordable, and sustainable; and

WHEREAS, the Sustainable Dubuque Grant program meets the needs of the Dubuque community's vision for sustainability; and

WHEREAS, efforts which address a Sustainable Dubuque principle and offer a community engagement activity or community education activity benefit the entirety of the community and the specifically adopted goals of the City Council; and

WHEREAS, the grant recipients shall fund children's experiences in nature this summer, including lessons on plant cycles, gardening, hiking, animals, and kayaking.

WHEREAS, the City Council believes it is in the best interest of the City of Dubuque to further sustainability efforts in the community for the benefit of all residents and visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. The City Council hereby awards a Sustainable Dubuque Grant to Saint Mark Youth Enrichment.

Section 2. The City Manager or his designee shall enter into a grant agreement with ~~Convivium Urban Farmstead~~ Saint Mark Youth Enrichment and shall ensure compliance with the grant agreement pursuant to Iowa Code and the grant award requirements.

Passed, approved and adopted this ____ day of April 2025.

Brad Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 5.

ITEM TITLE:	First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street
SUMMARY:	City Manager recommending City Council adopt the attached resolution approving the attached First Amendment to Development Agreement by and between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street. RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Wilson House Apts, LLC
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. First Amendment 4. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street

DATE: April 16, 2025

Economic Development Director Jill Connors is recommending City Council adopt the attached resolution approving the attached First Amendment to Development Agreement by and between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street.

The Downtown Rehabilitation Loan Program (DRLP) provides several incentives from the Economic Development department for the rehabilitation of historic buildings in our greater downtown.

This program has had a positive impact in the appearance and livability of our downtown, which leads to a more attractive business and residential environment. As such, the Economic Development Department finds these programs to be great tools for attracting and retaining a quality workforce for our businesses.

The City entered into a Development Agreement dated May 20, 2024 for the redevelopment of 1243 Locust Street. The Agreement includes a Housing Creation Incentive in an amount not to exceed \$50,000 (5 units at \$10,000 per unit), a Downtown Rehabilitation Grant not to exceed \$20,000 for costs related to the façade of the structure, and 15 years of tax increment financing.

Since executing the Development Agreement, the project has encountered a delay in securing the required financing for the project and a modification to the City's Downtown Rehabilitation Grant guidelines now allows for increased funding related to façade improvements. These circumstances have prompted staff to draft an amendment to the Development Agreement. The attached First Amendment modifies the milestone dates to the Agreement and incorporates the changes to the Downtown Rehabilitation Grant, increasing the available grant total to \$35,000.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street

DATE: April 15, 2025

INTRODUCTION

This memorandum presents for City Council consideration and action the attached Resolution approving a First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street.

BACKGROUND

The Downtown Rehabilitation Loan Program (DRLP) provides several incentives from the Economic Development department for the rehabilitation of historic buildings in our greater downtown.

This program has had a positive impact in the appearance and livability of our downtown, which leads to a more attractive business and residential environment. As such, the Economic Development Department finds these programs to be great tools for attracting and retaining a quality workforce for our businesses.

The City entered into a Development Agreement dated May 20, 2024 for the redevelopment of 1243 Locust Street. The Agreement includes a Housing Creation Incentive in an amount not to exceed \$50,000 (5 units at \$10,000 per unit), a Downtown Rehabilitation Grant not to exceed \$20,000 for costs related to the façade of the structure, and 15 years of tax increment financing.

DISCUSSION

Since executing the Development Agreement, the project has encountered a delay in securing the required financing for the project and a modification to the City's Downtown Rehabilitation Grant guidelines now allows for increased funding related to façade improvements. These circumstances have prompted staff to draft an amendment to the Development Agreement. The attached First Amendment modifies the milestone dates to the Agreement and incorporates the changes to the Downtown Rehabilitation Grant, increasing the available grant total to \$35,000.

RECOMMENDATION / ACTION STEP

I respectfully request City Council approval of the attached Resolution approving the First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC. This project will further the goals and priorities of the City Council and bring 5 new market rate rental units to the downtown.

**FIRST AMENDMENT
TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
WILSON HOUSE APTS, LLC**

This First Amendment to Development Agreement, dated for reference purposes the ____ day of _____, 2025, is made and entered into by the City of Dubuque, Iowa, a municipality (City), established pursuant to the Iowa Code and acting under authorization of Iowa Code Chapter 403, as amended (the Urban Renewal Act), and WILSON HOUSE APTS, LLC (Developer).

WHEREAS, City and Developer entered into a Development Agreement dated May 20, 2024 (the Agreement); and

WHEREAS, City and Developer desire to amend the Agreement as set forth herein.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL TERMS AND COVENANTS CONTAINED HEREIN, CITY AND DEVELOPER AGREE AS FOLLOWS:

Section 1. Section 2.4 of the Agreement is hereby amended to read as follows:

2.4 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall be commenced by August 1, 2025 and shall be substantially completed by December 31, 2026. The time frames for the performance of these obligations shall be suspended due to unavoidable delays meaning delays, outside the control of the party claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

Section 2. Section 3.1 of the Agreement is hereby amended to read as follows:

3.1 Economic Development Grants to Developer. For and in consideration of Developer's obligations hereunder, and in furtherance of the goals and objectives of the urban renewal plan for the Project Area and the Urban Renewal Law, City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to

make thirty (30) consecutive semi-annual payments (such payments being referred to collectively as the Economic Development Grants) to Developer:

November 1, 2028	May 1, 2029
November 1, 2029	May 1, 2030
November 1, 2030	May 1, 2031
November 1, 2031	May 1, 2032
November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041
November 1, 2041	May 1, 2042
November 1, 2042	May 1, 2043

pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to a portion of the tax increment revenues collected by City under Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Minimum Improvements constructed by Developer (the Developer Tax Increments). For purposes of calculating the amount of the Economic Development Grants provided in this Section, the Developer Tax Increments shall be only those tax increment revenues collected by City in respect of the increase in the assessed value of the Property above the assessed value on January 1, 2025 (\$90,500). The Developer Tax Increments shall not include (i) any property taxes collected for the payment of bonds and interest of each taxing district, (ii) any taxes for the regular and voter-approved physical plant and equipment levy, (iii) the remaining actual amount of tax increment revenues collected by City in respect of the valuations of the Property prior to January 1, 2022 and (iv) any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

Section 3. Section 3.5 of the Agreement is hereby amended to read as follows:

3.5 Downtown Rehabilitation Grant. City agrees to provide a matching (1:1) grant not to exceed Thirty-Five Thousand Dollars (\$35,000) to reimburse Developer

for documented costs related to the following eligible activities:

(1) Planning & Design predevelopment costs, architectural and engineering fees and other authorized soft costs associated with the rehabilitation of the Development Property on the terms and conditions set forth by the State Historic Preservation Office, as set forth in Exhibit G.

(2) Façade documented costs that improve the overall appearance of the Development Property, provided the Project meets the criteria of the Façade Grant Program and on the terms and conditions set forth by the State Historic Preservation Office, as set forth in Exhibit G.

(3) Financial Consultant documented costs related to hiring a financial consultant to evaluate the Project's feasibility on the terms and conditions set forth in Exhibit G.

Section 4. Section 5.2. of the Agreement is hereby amended to read as follows:

5.2. Operation of Property.

(1) Housing Vouchers. For and in consideration of the Grant offered under this Agreement, during the operation of the Development Property as a rental residential property, Developer shall accept, or cause to be accepted, applications from prospective tenants with housing vouchers issued under the U.S. HUD's Section 8 voucher program or a similar program who are otherwise qualified prospective tenants. Developer shall not deny any tenant a lease based on a public assistance source of income. A public assistance source of income means income and support derived from any tax supported federal, state or local funds, including, but not limited to, social security, supplemental security income, temporary assistance for needy families, family investment program, general relief, food stamps, and unemployment compensation, housing choice voucher subsidies and similar rent subsidy programs. This Section 5.2 shall survive the termination of this Agreement. If Developer or Developer's successors or assigns violates the requirements of this Section 5.2 as determined by the City Manager in the City Manager's sole discretion after the termination of this Agreement, Developer or Developer's successors or assigns shall not be eligible for any City financial assistance programs.

(2) Short-Term Rental. For and in consideration of the Grant offered under this Agreement, during the operation of the Development Property as residential rental property and during the term of this Agreement, no residential rental unit shall be leased to any tenant for an initial term of fewer than thirty (30) days, and no portion of the Development Property may be used for short-term rental purposes. Developer agrees to include similar prohibitions regarding short-term rentals in

each lease agreement for each residential rental unit of the Development Property during the term of this Agreement. Developer further agrees to include such prohibitions in each and every lease agreement for any residential rental unit of the Development Property for so long as any single residential rental unit of the Development Property remains subject to the terms and conditions of this Agreement.

Section 5. Section 7.4 Termination Date. This Agreement and the rights and obligations of the parties hereunder shall terminate on December 31, 2043 (the Termination Date).

Section 6. Except as modified herein, the Agreement shall remain in full force and effect.

CITY OF DUBUQUE, IOWA

WILSON HOUSE APTS, LLC

By: _____
Brad M. Cavanagh, Mayor

By: _____
Andrew McCready, Vice President

Attest:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. ____-25

APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND WILSON HOUSE APTS, LLC

Whereas, the City of Dubuque (City) and Wilson House Apts, LLC (Developer) entered into a Development Agreement dated May 20, 2024 for the redevelopment of 1234 Locust Street in the City of Dubuque, Iowa (the Project); and

Whereas, City and Developer desire to amend the Development Agreement as set forth in the attached First Amendment to Development Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Wilson House Apts, LLC, copy of which is attached hereto, is hereby approved.

Section 2. The Mayor is hereby authorized and directed to execute the First Amendment to Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. The City Manager is authorized to take such actions as are necessary to comply with the terms of the First Amendment to Development Agreement as herein approved.

Passed, approved, and adopted this 21st day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 6.

ITEM TITLE: Final Plat of Kellhoff Addition

SUMMARY: Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving the lot frontage requirement for Lot 2 and Lot 3.
RESOLUTION Approving The Final Plat Of Kellhoff Addition, In The City Of Dubuque, Iowa

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. 00 ZAC Ltr to CC Kellhoff Addition Final Plat
2. 01 Application - Plat of Survey - 3196 Windsor Simple Sub
3. 02 Vicinity Map - Final Plat of Kellhoff Addition
4. 03 Final Plat of Kellhoff Addition
5. 04 Imagery - 3196 Windsor Ave
6. 05 Staff Memo - Final Plat of Kellhoff Addition
7. 06 Resolution_Final Plat of Kellhoff Addition

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



April 11, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Kellhoff Properties LLC – Luke Hoffman
Location: 1090 Radford Road
Description: To approve the Final Plat of Kellhoff Addition

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Jessalyn Simon, Buesing and Associates LLC, 1212 Locust Street, spoke on behalf of the applicant. She described the proposal to divide a lot that contains an existing home in order to build a second house, and that the proposed house would be similar in size to those in the neighborhood.

Staff detailed the staff report, noting the submitted final plat would divide the property into two lots. Staff stated that in the R-1 zoning district there is a 5,000 sq. ft. minimum lot size requirement and that as submitted, the two proposed lots would be approximately 3,279 square feet and 3,764 square feet and would require a waiver of the lot size requirement. Staff said the lots would otherwise be in substantial conformance with the Unified Development Code (UDC).

The Commission asked if the final plat meets lot frontage requirements and asked if a house would meet setbacks. Staff stated that both lots would meet the minimum 50' street frontage requirement. Staff stated the existing home has a legally non-conforming front yard setback along Davis Street but all would comply with all other required setbacks and the proposed home on the new lot would be compliant with all required setbacks. Staff noted that the UDC has a minimum size for single-family residences which is a width as 20 feet and overall footprint at 720 sq. ft.

The Commission commented that the smaller lots seem to be in keeping with other smaller lots in the neighborhood.

There were no public comments.

The Honorable Mayor and City Council Members

Page 2

The Zoning Advisory Commission discussed the request and found it appropriate.

Recommendation

By a vote of 6 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving the lot frontage requirement for Lot 2 and Lot 3.

A simple majority vote is needed for the City Council to approve the request.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Matthew Mulligan".

Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments

cc: Kellhoff Properties LLC – Luke Hoffman, 1090 Radford Road, Dubuque, IA 52002

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☐ Rezoning/PUD/ID
☐ Text Amendment
☒ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 3196 Windsor Ave Dubuque IA 52001

Legal Description/Parcel ID#/Subdivision: W 74.32' OF N 1/2 OF W 130.32' OF 1-4 OF NE 1/4 SEC 13

Existing Zoning: R1 Proposed Zoning: R2 Site Area (square feet/acres): 7030

Historic District: West 11th Street

Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

Dividing lot into 2 lots to create vacant lot for building new single family dwelling

C. Applicant/Agent Information

Name: Kellhoff Properties LLC-Luke Hoffmann Phone: 563-543-3121

Address: 1090 Radford Rd City: Dubuque

State: IA Zip: 52002 Email: luke@rentcube.com

D. Property Owner(s) Information

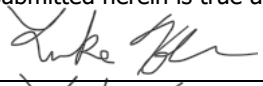
Name(s): Kellhoff Properties llc Phone: 563-543-3121

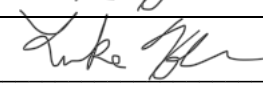
Address: 500 westover drive #34567 City: Sanford

State: NC Zip: 27330 Email: luke@rentcube.com

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

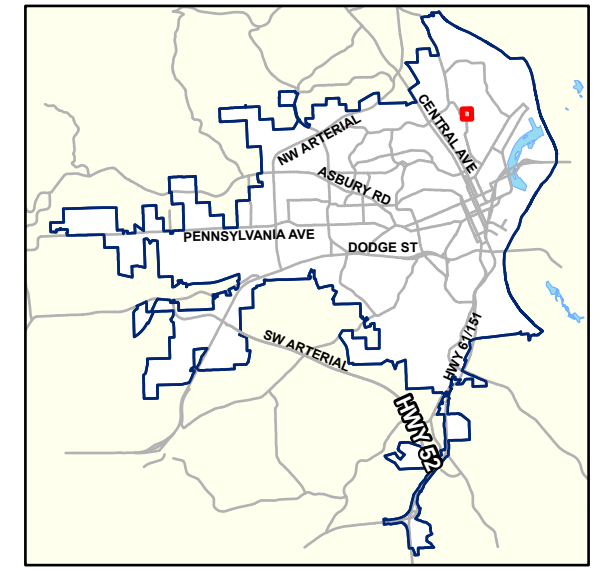
Applicant/Agent:  Date: 2/28/25

Property Owner(s):  Date: 2/28/25

FOR OFFICE USE ONLY

Fee \$ 500 Ck# 2 checks ☐ CC ☐ Cash Received by Shena Moon Date 2/13/25
\$200 & \$300

Vicinity Map



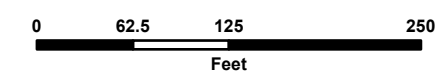
Applicant: Luke Hoffman, Kellhoff Properties, LLC

Location: 3196 Windsor Avenue

Type: Simple Subdivision

Description: Plat of Survey of Kellhoff Addition

 Subject Property



1:1,500



Plat of Survey of:
KELLHOFF ADDITION,
in the City of Dubuque, Iowa

INDEX LEGEND

Location: Kellhoff Addition, in the City of Dubuque, Iowa
NE1/4 of Section 13, T89N, R2E of the 5th P.M., in the City of Dubuque, Dubuque County, Iowa
Requestor: Luke Hoffmann
Proprietors of: the West 74.32' of the N1/2 of Lot 1-4 of the NE1/4 of Section 13,
T89N, R2E of the 5th P.M., in the City of Dubuque, Iowa:
Kellhoff Properties, L.L.C. - 500 Westover Dr. #34567, Sanford, NC 27330
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

NOTE

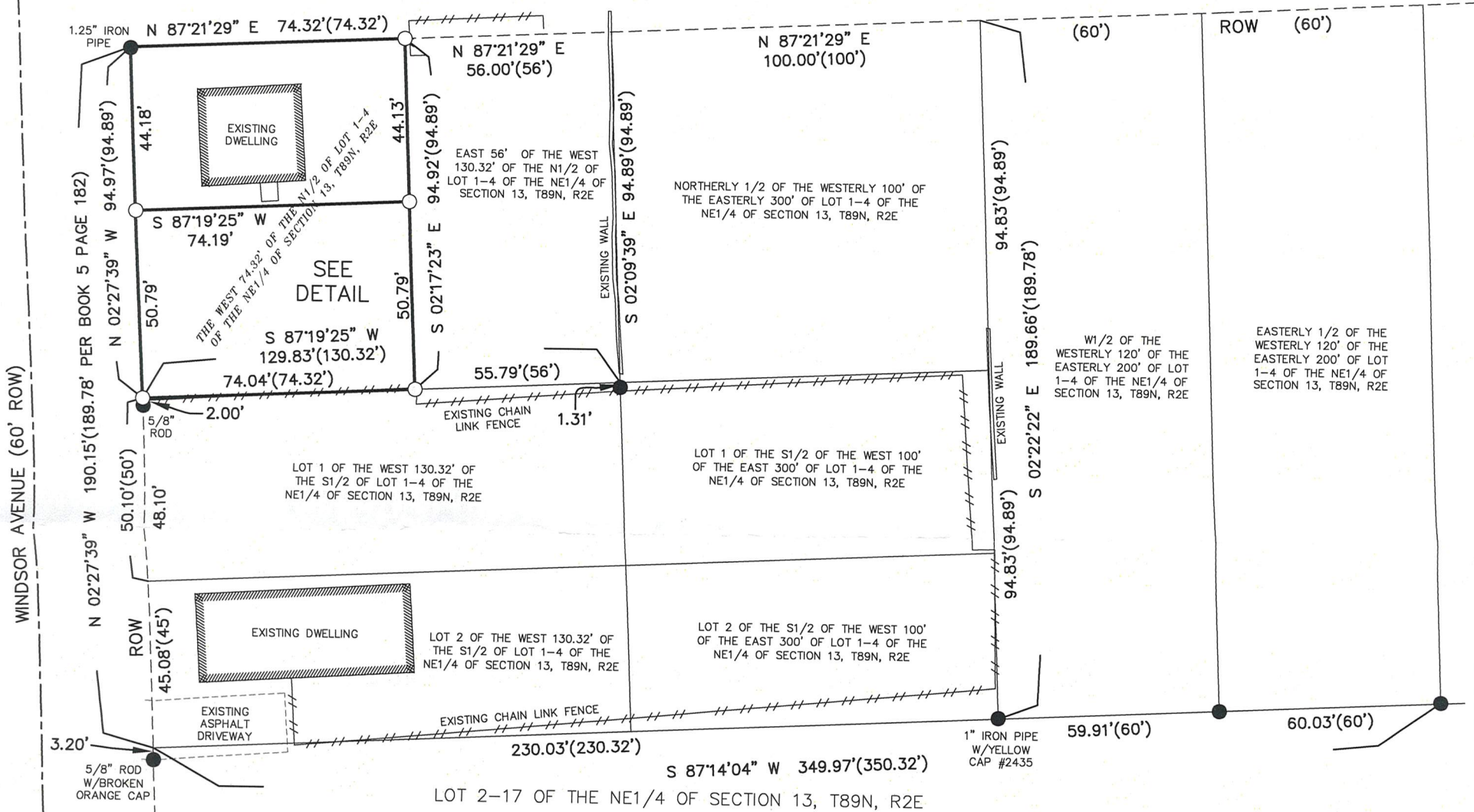
THIS SURVEY IS COMPRISED OF: THE WEST 74.32' OF THE N1/2 OF LOT 1-4 OF THE
NE1/4 OF SECTION 13, T89N, R2E OF THE 5TH P.M., IN THE CITY OF DUBUQUE, IOWA

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

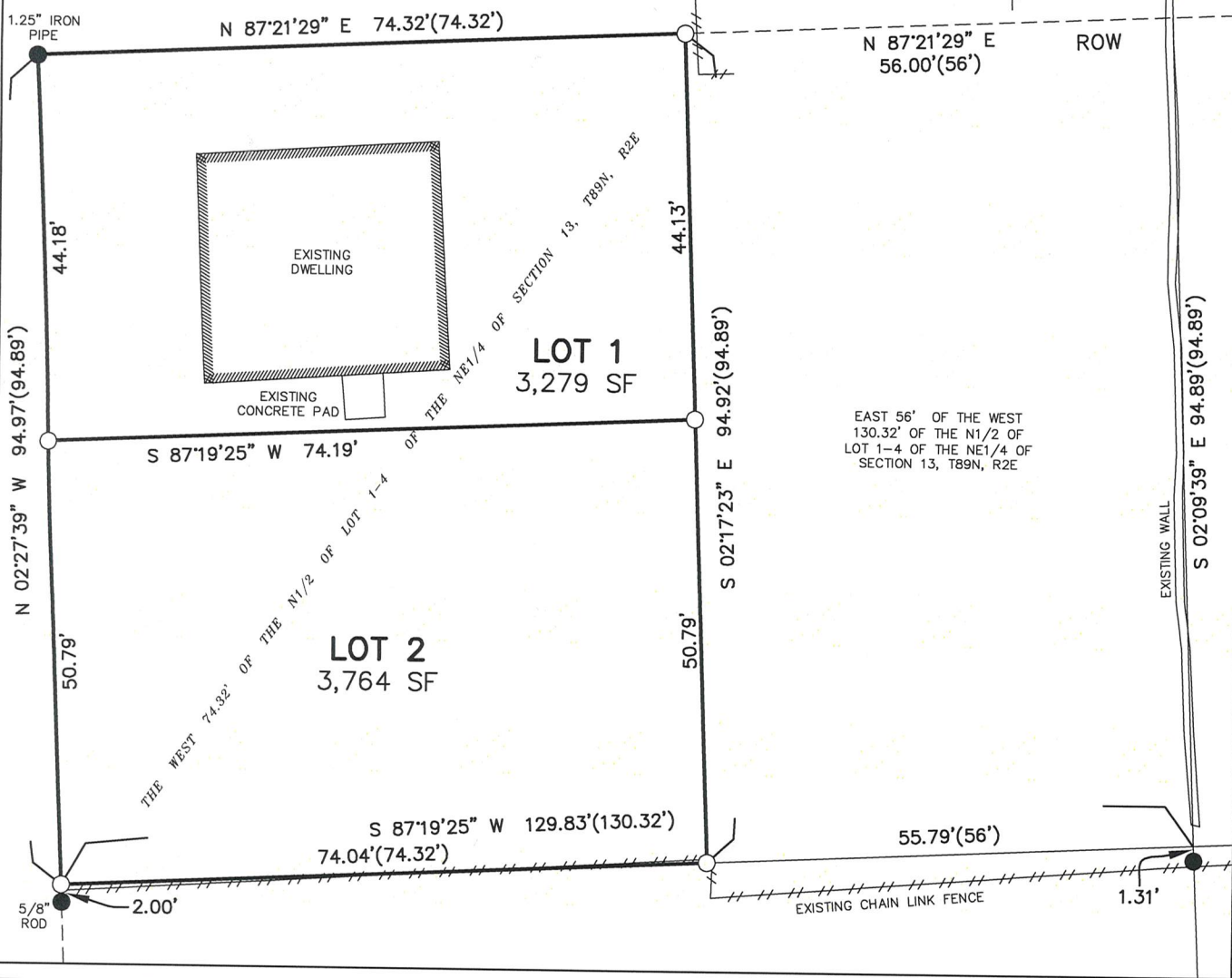
LOT 2-1 OF STONEHILL COMMUNITY SUBDIVISION NO. 1
ROW
N 87°21'29" E 296.28'(296.38')

4"x4"
CONCRETE
MONUMENT

DAVIS STREET (60' ROW)

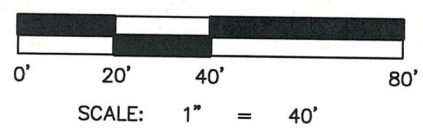


DETAIL: 1" = 20'



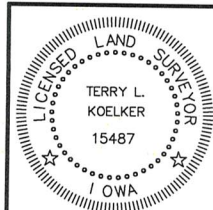
LEGEND

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING BUILDING FOOTPRINT
- CENTERLINE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT DRIVEWAY
- () RECORD DIMENSION
- SF SQUARE FEET



NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 7,043 SQUARE FEET.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 2/19/2025 PLOT DATE: 3/5/2025
DWG. NO. 25034-01 SCALE: 1" = 40'

Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

West 74.32' of the N1/2 of Lot 1-4 of the NE1/4 of Section 13, T89N, R2E of the 5th P.M., in the City of Dubuque, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **KELLHOFF ADDITION**, in the City of Dubuque, Iowa. Total area of **KELLHOFF ADDITION** is 7,043 square feet. Total area of **LOT 1** is 3,279 square feet. Total area of **LOT 2** is 3,764 square feet. All Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

BY: Terry L. Koelker
Terry L. Koelker
Licensed Land Surveyor
License No. 15487

3/5/25
Date
License Renewal Date: 12/31/2025

Owner's Consent

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate. Property is subject to all easements of record and not of record.

Kellhoff Properties LLC

Luke D. Hoffmann, Member

State of Iowa)
)
County of Dubuque) ss:

On this _____ day of _____, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Luke D. Hoffmann to me personally known, who, being duly sworn did say that said Luke D. Hoffmann is a Member of Kellhoff Properties LLC, signed on behalf of said Corporation by authority of its Board of Directors, and that said Luke D. Hoffmann, Member acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed

Witness my hand and Notarial Seal on the date above written.

Notary Public in and for the State of Iowa
My Commission Expires _____

City of Dubuque Planning Services

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa was reviewed and approved by the City of Dubuque Planning Services on the date first written above.

Wally Wernimont, City Planner

City of Dubuque Zoning Advisory Commission

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa, was reviewed and approved by the City of Dubuque Zoning Advisory Commission, and approval of said plat by the City Council of the City of Dubuque is hereby recommended.

City of Dubuque Zoning Advisory Commission

By: _____
Chairperson

City of Dubuque, Iowa

Dubuque, Iowa _____, 2025

The undersigned, Brad M. Cavanagh, Mayor and Adrienne N. Breitfelder, Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa, as appears heretofore, has been filed on _____ day of _____, 2025 as resolution # _____ in the office of the City Clerk of Dubuque, Iowa and that the City Council of the City of Dubuque, Iowa, approves said plat.

Brad M. Cavanagh
Mayor of the City of Dubuque, IA

Adrienne N. Breitfelder
Clerk of the City of Dubuque, IA

City Assessor's Certificate

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa was entered of record in the Office of the City Assessor of the City of Dubuque, Iowa, on the date first written above.

Troy Patzner
City Assessor of the City of Dubuque, Iowa

County Auditor's Certificate

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa was entered of record in the Office of the Dubuque County Auditor this _____ day of _____, 2025.

We approve of the subdivision name or title to be recorded.

Keith Lucy
Dubuque County Auditor

Recorder's Certificate

Dubuque, Iowa _____, 2025

The foregoing Plat of Survey of: **KELLHOFF ADDITION**, in the City of Dubuque, Iowa has been reviewed by the Dubuque County Recorder.

Karol Kennedy
Dubuque County Recorder



Oblique view of subject property from the west, March 2024 imagery

3196 Windsor Ave



Photos of subject property, March 25, 2025





TO: Zoning Advisory Commission

FROM: Jason Duba, Assistant Planner

DATE: April 2, 2025

SUBJECT: Final Plat of Kellhoff Addition, 3196 Windsor Avenue (PIN 1013208001)

INTRODUCTION

The Kellhoff Addition subdivision is located at the intersection of Windsor Avenue and Davis Street. The property is being subdivided to allow for the construction of a new single-family detached dwelling.

Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Simple Subdivision¹. Simple Subdivisions that require a waiver of bulk regulations must be reviewed by the Zoning Advisory Commission.

DISCUSSION

The Final Plat of Kellhoff Addition proposes to subdivide a single lot into two new lots, one of which will contain an existing single-family home, and the other of which is proposed for the construction of a new single-family home. The following is a description of the proposed lots:

- Lot 1 would contain the existing single-family home. Area: 3,279 square feet (0.075 acres), shown in yellow below.
- Lot 2 would contain a new single-family home. Area: 3,764 square feet (0.086 acres), shown in blue below.

Lots 1 and 2 would not have the required minimum lot area of 5,000 square feet. The required minimum lot area would need to be waived for both Lot 1 and Lot 2.

Lots 1 and 2 would have the required street frontage of 50 feet and would otherwise be in substantial conformance with the UDC.

See property map on next page.

¹ UDC Chapter 16-11-6 defines a Simple Subdivision as "Any subdivision or consolidation of property in which no new streets, public or private, are proposed and which does not require the construction of any public improvements, and which creates fewer than three (3) lots."

Final Plat of Cedar Ridge Commercial Park



Pursuant to the Unified Development Code (UDC) Chapter 5-2, all single-family detached dwelling lots shall have a minimum lot area of 5,000 square feet. Because the proposed Lot 1 and Lot 2 will not have the minimum area, the applicant is requesting a waiver of this bulk regulation. The proposed lots are otherwise in substantial conformance with the UDC.

The UDC categorizes the proposed plat as a Simple Subdivision. Pursuant to UDC Chapter 11, the Zoning Advisory Commission and City Council are the reviewing authorities for Simple Subdivisions which require a waiver of bulk regulations. The Zoning Advisory Commission shall review the plat to determine whether it is in substantial conformance with the Unified Development Code.

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Kellhoff Addition and recommends approval of the subdivision plat subject to waiving the minimum lot area requirement for Lot 1 and Lot 2.

Attachments

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St (563) 589-4210
Return to: Adrienne Breitfelder, City Clerk Address: City Hall, 50 West 13th St (563) 589-4121

RESOLUTION NO. - 25

**A RESOLUTION APPROVING THE FINAL PLAT OF KELLHOFF
ADDITION, IN THE CITY OF DUBUQUE, IOWA.**

Whereas, there has been filed with the City Clerk a Final Plat of Kellhoff Addition in the City of Dubuque, Iowa; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Section 11-14(B) of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding required lot area for Lot 1 and Lot 2 of Kellhoff Addition.

Section 2. That the Final Plat of Kellhoff Addition, in the City of Dubuque, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Final Plat.

Passed, approved and adopted this ____ day of _____ 2025.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

ACCEPTANCE OF RESOLUTION NO. - 25

I, the undersigned, Luke Hoffman, having read the terms and conditions of the Resolution No. - 25 and being familiar with the conditions thereof, hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, Iowa this day of 2025.

By _____
Luke Hoffman, Property Owner

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____ 2025, before me, a Notary Public in and for said state, personally appeared Luke Hoffman, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

My Commission expires:_____

**City of Dubuque
City Council**

CONSENT ITEMS # 7.

ITEM TITLE: Final Plat of Hy-Vee Subdivision No. 2

SUMMARY: Zoning Advisory Commission recommending City Council approve the Final Plat of Hy-Vee Subdivision No. 2 as submitted.
RESOLUTION Approving The Final Plat Of Hy-Vee Subdivision No. 2, In The City Of Dubuque, Iowa

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. 00 ZAC Ltr to CC HyVee Subdivision No 2 Final Plat
2. 01 Application HyVee Final Plat
3. 02 Vicinity Map - Final Plat of Hy-Vee Sub
4. 03 Final Plat of Hy-Vee Subdivision No. 2 (with certificate sheets)
5. 04 Final Plat of Hy-Vee Subdivision No. 2 Color
6. 04 Staff Memo - Final Plat of Hyvee Subdivision No. 2
7. 05 Resolution_Final Plat of Hy-Vee Subdivision No 2

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



April 11, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Dan Marti, Origin Design
Location: 300 and 400 South Locust Street (1025477006)
Description: To approve the Final Plat of HyVee Subdivision No. 2

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Dan Marti, Origin Design, 137 Main Street spoke on behalf of the applicant. He stated that the proposed plat had been reviewed and approved by the city about 20 years ago but was mistakenly not recorded at that time. This error was recently discovered and they are looking to remedy it by recording the plat.

Staff detailed the staff report, noting the submitted final plat consolidates a number of lots into four new lots. Staff stated that the survey was originally reviewed and approved in 2005, but recording was never completed. Staff described that four lots were being created, one for the gas station, one for the Hy-Vee Store, and then two, Lot A and Lot B, were to be dedicated to the city for public right of way and utility purposes. He said the proposed lots are in substantial conformance with the Unified Development Code.

Commissioners did not have any questions and found the request appropriate.

There were no public comments.

Recommendation

By a vote of 6 to 0, the Zoning Advisory Commission recommends that the City Council approve the Final Plat of Hy-Vee Subdivision No. 2 as submitted.

A simple majority vote is needed for the City Council to approve the request.

The Honorable Mayor and City Council Members
Page 2

Respectfully submitted,



Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments

cc: Dan Marti, Origin Design, 5820 Westown Parkway, Dubuque, IA 52001

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☐ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☒ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation:

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: Locust Street (Hy-Vee Site)
Legal Description/Parcel ID#/Subdivision: 1025477006
Existing Zoning: C3 Proposed Zoning: C3 Site Area (square feet/acres): 7.56 acres
Historic District: N/A Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

Final Plat of Hy-Vee Subdivision No. 2

C. Applicant/Agent Information

Name: Origin Design Phone: 563-556-2464
Address: 5820 Westown Parkway City: Dubuque
State: IA Zip: 52001 Email: dan.marti@origindesign.com

D. Property Owner(s) Information

Name(s): Hy-Vee Inc c/o Jeff Stein Phone: 515-267-2819
Address: 5820 Westown Parkway City: West Des Moines
State: IA Zip: 50266 Email: jstein@hy-vee.com

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Daniel L Marti Date: 3-28-2025

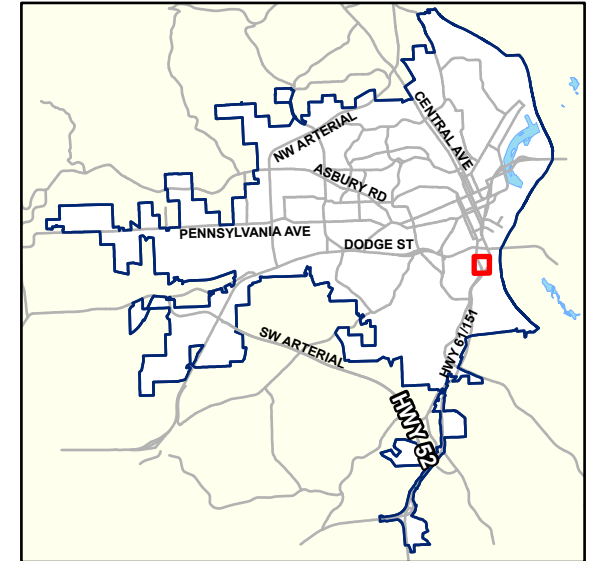
Property Owner(s): Jeff Stein, Director, Site Planning, Hy-Vee, Inc. Date: 3.28.25

FOR OFFICE USE ONLY

Fee \$ 530 Ck# ☐ CC ☐ Cash Received by Date



Vicinity Map



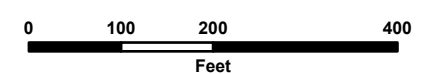
Applicant: Jeffery Stein, Hy-Vee

Location: Locust Street and Harrison Street

Type: Minor Subdivision

Description: Final Plat of Hy-Vee Subdivision No. 2

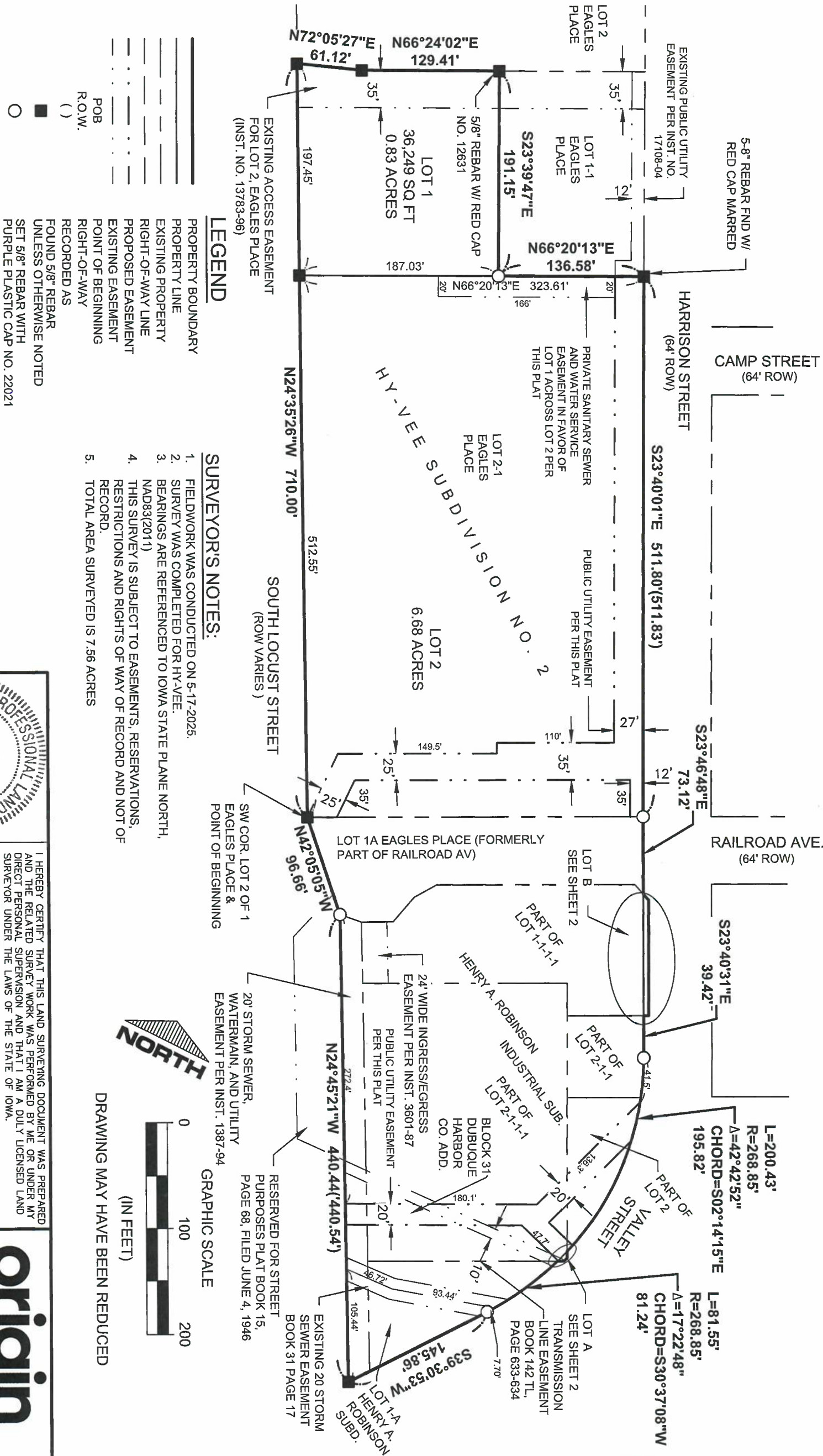
 Subject Property



FINAL PLAT
HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA

FOR RECORDER USE

Index Legend	
Location:	LOT 1A & LOT 2-1 EAGLES PLACE. PART OF BLOCK 31 IN DUBUQUE HARBOR CO ADD., LOT 1A, PART LOT 1-1-1-1, PART LOT 2-1-1-1, PART LOT 2, LOT 2-1-1, LOT 1A, ALL IN HENRY A. ROBINSON INDUSTRIAL CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA
Proprietor:	HY-VEE INC
Requestor:	HY-VEE JEFF STEIN
Surveyor:	DANILE L MARTI dan.marti@origindesign.com
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

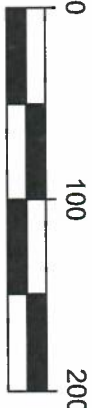


LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- RECORDED AS
- FOUND 5/8\"/>

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 5-17-2025.
2. SURVEY WAS COMPLETED FOR HY-VEE.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 7.56 ACRES



(IN FEET)

DRAWING MAY HAVE BEEN REDUCED



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR ORIGIN DESIGN CO.

Daniel L. Marti 3/31/2025
DATE

DANIEL L. MARTI
LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2025
PAGES OR SHEETS COVERED BY THIS SEAL 1-4

origin
design®

800 556-4491 origindesign.com

DRAWN	GSB	PLAT NO.	13-A-25
CHECKED	DLM	PROJ. NO.	25712
DATE	3-21-2025	SHEET	1 of 4

P:\25712\25712.DRAWING\GSURVEY\25712 PLAT

SURVEYOR'S CERTIFICATE

I, **Daniel L Marti**, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

The real estate described in Warranty Deed dated March 1, 2004 and filed March 11, 2004 as Instrument No. 3860-04, Dubuque County Recorder's Office described as follows:

Tract I

Lot 2 of Lot 1 of Lot 1 of Lot 1 of HENRY A. ROBINSON INDUSTRIAL SUBDIVISION; AND, Block 31, in DUBUQUE HARBOR CO.'S ADDITION; in the City of Dubuque, Iowa, according to the Plat recorded as Instrument No. 2174-87, records of Dubuque County, Iowa, EXCEPT that part of the above described property conveyed to the City of Dubuque, Iowa, by Warranty Deeds, recorded as Instrument No. 4311-89, 4312-89 & 5472-88, records of Dubuque County, Iowa.

TRACT II

A parcel of land located in Lot 2 of Lot 1 of Lot 1 and in Lot 2, both of "Henry A. Robinson's Industrial Subdivision" in the City of Dubuque, Iowa, as described in Patent Instrument #9940-92, records of Dubuque County, Iowa,

TRACT III

Lot 1A of Henry A. Robinson's Industrial Subdivision in the City of Dubuque, Iowa, according to the recorded Plat thereof.

AND

The real estate described in Warranty Deed dated September 30, 2003 and filed October 10, 2003 as Instrument No. 27928-03, Dubuque County Recorder's Office described as follows:

Lot 1 of Lot 1 of Lot 1 of Lot 1 in "HENRY A. ROBINSON INDUSTRIAL SUBDIVISION" in the City of Dubuque, Dubuque County, Iowa, according to the recorded Plat thereof, EXCEPT that part thereof condemned by the State of Iowa, Instrument No. 7176-88, records of Dubuque County, Iowa.

AND

Lot 2 of Lot 1 of Eagles Place in the City of Dubuque, Iowa, according to the recorded Plat thereof.

AND

Lot 1A of Eagles Place in the City of Dubuque, Iowa, according to the recorded Plat thereof.

ALL OF THE ABOVE being more particularly described as follows:

Beginning at the southwest corner of Lot 2 of Lot 1 of Eagles Place in the City of Dubuque, Iowa;

Thence North 24 degrees 35 minutes 26 seconds West (assumed bearing) along the westerly line of said Lot 2 of Lot 1 a distance of 710.00 feet;

Thence North 72 degrees 05 minutes 27 seconds East 61.12 feet;

Thence North 66 degrees 24 minutes 02 seconds East 129.41 feet;

Thence South 23 degrees 39 minutes 47 seconds East 191.15 feet;

Thence North 66 degrees 20 minutes 13 seconds East 136.58 feet;

Thence South 23 degrees 40 minutes 01 seconds East 511.80 feet;

Thence South 23 degrees 46 minutes 48 seconds East 73.12 feet;

Thence South 65 degrees 55 minutes 46 seconds East 7.19 feet;

Thence South 23 degrees 40 minutes 46 seconds East 109.90 feet;

Page 4 of 4

SURVEYOR'S CERTIFICATE (continued)

Thence South 66 degrees 09 minutes 44 seconds West 4.58 feet;

Thence South 23 degrees 40 minutes 31 seconds East 39.42 feet;

Thence southerly 200.43 feet along a tangential curve concave to the southwest, having a radius of 268.85 feet, a central angle of 42 degrees 42 minutes 52 seconds, a chord bearing of South 02 degrees 14 minutes 15 seconds East, and a chord distance of 195.82 feet;

Thence South 23 degrees 43 minutes 41 seconds East 6.32 feet;

Thence South 20 degrees 26 minutes 41 seconds West 3.00 feet;

Thence South 20 degrees 55 minutes 27 seconds West 1.35 feet;

Thence South 66 degrees 13 minutes 04 seconds West 6.16 feet;

Thence southwesterly 81.55 feet along a nontangential curve concave to the southwest, having a radius of 268.85 feet, a central angle of 17 degrees 22 minutes 48 seconds, a chord bearing of South 30 degrees 37 minutes 08 seconds West, and a chord distance of 81.24 feet;

Thence South 39 degrees 30 minutes 53 seconds West 145.86 feet;

Thence North 24 degrees 45 minutes 21 seconds West 440.44 feet;

Thence North 42 degrees 05 minutes 19 seconds West 96.66 feet to the point of beginning.

This survey was performed for the purpose of resubdividing said real estate henceforth to be known as HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, IOWA, containing 7.52 acres more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is shown on Sheets 1 and 2 hereof and made a part of this certificate.

OWNER'S CONSENT AND EXPLANATORY AFFIDAVIT

Dubuque, Iowa

_____, 2025

Whereas, a subdivision plat named "Hy-Vee Subdivision in the City of Dubuque, Iowa" (the "Final Plat") concerning real estate located at 300 S Locust Street, Dubuque, Iowa and legally described thereon was approved for recording by Resolution No. 418-04 dated November 15, 2004 and recorded with the subdivision plat on April 11, 2005 as File No. 2005-00005400.

Whereas, subsequent to recording of the Final Plat, the Dubuque County Auditor determined that the Final Plat was filed in violation of Iowa Code § 354.11 (2005) and in violation of local subdivision regulations because the Final Plat was not accompanied by documents from the County Treasurer, County Auditor, County Recorder and City Assessor.

Whereas, as a result of such violation, the subdivision plat was not processed nor any acknowledgement made to recognize the lots and street lots of the Final Plat in the county records.

Whereas, the Final Plat was prepared at the request of the undersigned owner and proprietor, Hy-Vee, Inc. ("Hy-Vee") and has been of public record for more than ten (10) years. No part of the Final Plat has been re-platted, subdivided, corrected, annulled or vacated. Except for the intent to dedicate Valley Street and certain public utilities, sanitary sewer, storm sewer and water mains as they appeared on the Final Plat, no part of the Final Plat has been sold or conveyed by Hy-Vee.

Whereas, all public improvements and conditions set forth in Resolution No. 418-04 have been completed and accepted by the City with respect to the Final Plat.

Whereas, Hy-Vee has requested that the City annul the Final Plat based upon the omission of the required documents.

Whereas, Hy-Vee has requested that the City approve a new subdivision plat named "Hy-Vee Subdivision No. 2 in the City of Dubuque, Iowa" to replace the Final Plat, which new subdivision plat shall conform as nearly as possible to the original lot lines shown on the Final Plat.

Whereas, Hy-Vee has requested that the City accept re-dedication of Valley Street together with the public utilities and other public easements as they appear on Hy-Vee Subdivision No. 2.

Whereas, Hy-Vee acknowledges that the location of the following electric easements may be uncertain because their legal descriptions rely on the Final Plat which has not been accepted by the county and Hy-Vee desires that such easements be recognized as existing and re-granted to their respective grantees for purposes of their respective easement area locations as shown on the subdivision plat for Hy-Vee Subdivision No. 2:

- (a) Plat of Easement prepared for Alliant Energy depicting two (2) ten foot (10') wide electric easements recorded May 11, 2005 as Instrument No. 2005-00007237.

- (b) Electric Line Easement granted to Interstate Power and Light Company recorded December 13, 2017 as Instrument No. 2017-00015354.
- (c) Electric Line Easement granted to Interstate Power and Light Company recorded November 12, 2021 as Instrument No. 2021-00018628, which Electric Line Easement included abandonment of a previous Easement granted to Interstate Power Company by the City of Dubuque recorded March 12, 1952 in Book 142, Page 633.

Now, therefore, in consideration of the foregoing, the foregoing plat of HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, IOWA, is made with the free consent of and in accordance with the desires of the undersigned owner and proprietor of said real estate. The undersigned acting pursuant to Iowa Code § 354.19 (2025), hereby dedicates and grants to the public Valley Street (Lots A and B) together with the public utilities and other public easements as shown on the foregoing plat for Hy-Vee Subdivision No. 2 in the City of Dubuque, Iowa.

Dated _____ 2025. HY-VEE, INC., an Iowa corporation

By: _____
_____, _____

By: _____
_____, _____

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on _____, 2025, by _____
as _____ and _____ as _____ of
Hy-Vee, Inc.

By: _____
Notary Public

ATTORNEY'S OPINION

Dubuque, Iowa

_____, 2025

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering the real estate platted on the foregoing plat of HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, IOWA, according to the plats thereof covering the period from government entry to _____ certified on that date by _____ and find that said abstract shows good and merchantable title to said real estate in

free and clear of all liens and encumbrances and shows taxes paid including taxes for the year

_____.

Attorney At Law

CITY ZONING ADVISORY COMMISSION

Dubuque, Iowa

_____, 2025

The foregoing plat of HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, IOWA, is hereby approved by the City of Dubuque Planning and Zoning Commission and approval of said plat by the City Council of the City of Dubuque, Iowa, is hereby recommended.

Chairman, Dubuque Planning and Zoning Commission

CITY OF DUBUQUE, IOWA

Dubuque, Iowa

_____, 2025

The undersigned Brad M. Cavanagh, Mayor and Adrienne N. Breitfelder, Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat HY-VEE SUBDIVISION NO. 2 in the City of Dubuque, Iowa, and the dedication of Lot A and Lot B for street and utility purposes and all public easements as stated and as shown, to the public, as appears heretofore has been filed on _____ day of _____, 2025, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

Brad M. Cavanagh
Mayor of the City of Dubuque

Adrienne Breitfelder
Clerk of the City of Dubuque

CITY PLANNING AND ZONING COMMISSION

_____, Iowa

_____, 2025

The foregoing plat in the City of _____, Iowa, is hereby approved by the City of _____ Planning and Zoning Commission and approval of said plat by the City Council of the City of _____, Iowa, is hereby recommended.

Chairman, _____ Planning and Zoning Commission

COUNTY AUDITOR

Dubuque, Iowa _____, 2025

The foregoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2025.

We approve of the subdivision name or title to be recorded.

Kevin Dragotto
County Auditor of Dubuque, Iowa

COUNTY TREASURER

Dubuque, Iowa _____, 2025

I, the undersigned, Michael Clasen, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against

have been paid and said real estate is free and clear of all taxes as of this date.

Michael Clasen
Dubuque County Treasurer

COUNTY ASSESSOR

Dubuque, Iowa _____, 2025

The foregoing plat was entered of record in the office of the Dubuque County Assessor this _____ day of _____, 2025.

Billie Selby
Dubuque County Assessor

RECORDER'S CERTIFICATE

Dubuque, Iowa

_____, 2025

The foregoing plat of HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, IOWA has been reviewed by the Dubuque County Recorder.

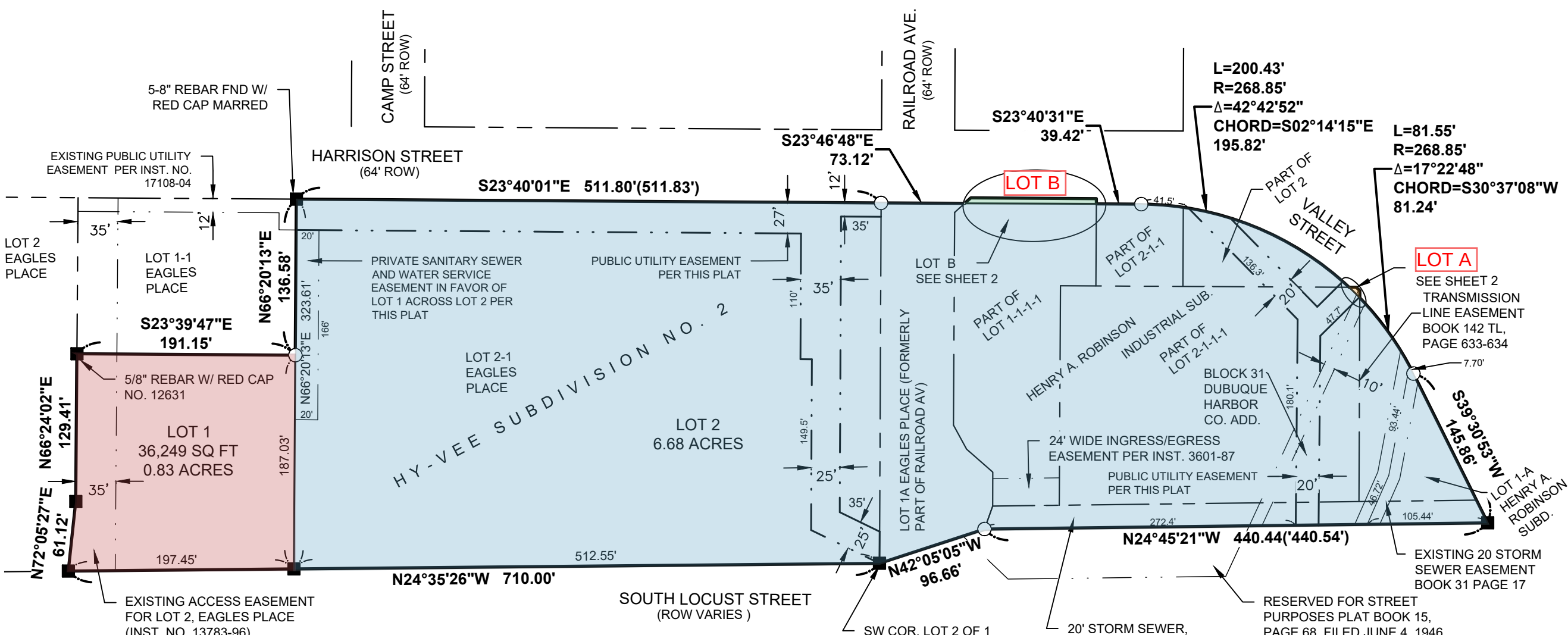
Karol Kennedy
Dubuque County Recorder

Colored Plat Exhibit

FINAL PLAT

HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA

FOR RECORDER USE

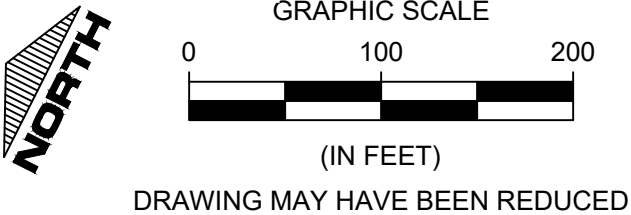


LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- RECORDED AS
- FOUND 5/8\"/>

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 5-17-2025.
2. SURVEY WAS COMPLETED FOR HY-VEE.
3. BEARINGS ARE REFERENCED TO IOWA STATE PLANE NORTH, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 7.56 ACRES



Index Legend	LOT 1A & LOT 2-1 EAGLES PLACE. PART OF BLOCK 31 IN DUBUQUE HARBOR CO ADD., LOT 1A, PART LOT 1-1-1-1, PART LOT 2-1-1-1, PART LOT 2-1-1, LOT 1A, ALL IN HENRY A. ROBINSON INDUSTRIAL CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA			
	Proprietor:	HY-VEE INC	Requestor:	HY-VEE JEFF STEIN
	Surveyor:	DANILE L MARTI dan.marti@origindesign.com		
	Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001		
		PHONE: (563)556-2464		

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR ORIGIN DESIGN CO.

DANILE L. MARTI _____ DATE _____

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2025

PAGES OR SHEETS COVERED BY THIS SEAL 1-4

origin
design

800 556-4491 origindesign.com

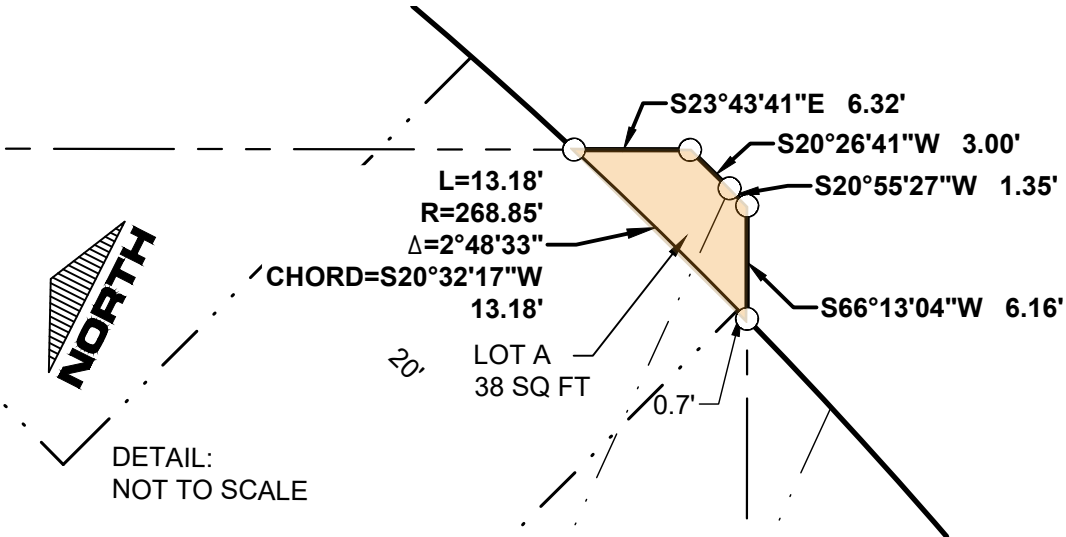
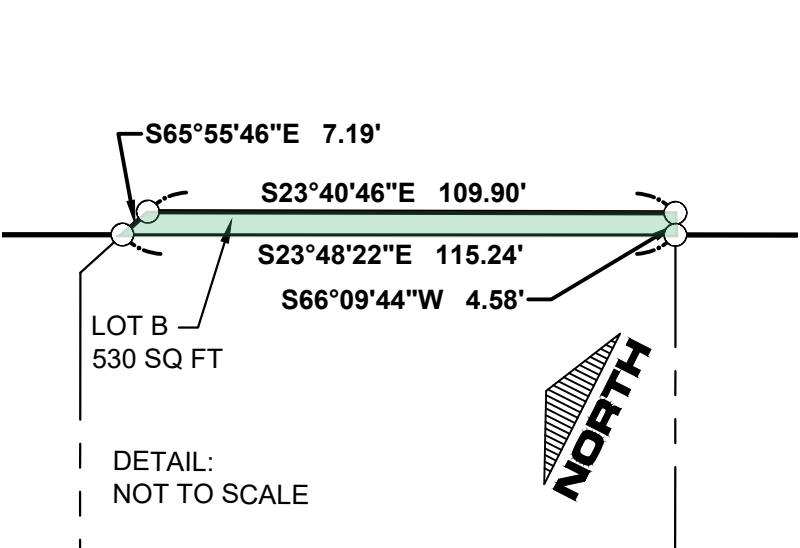
DRAWN	GSB	PLAT NO.	13-1A-25
CHECKED	DLM	PROJ. NO.	25712
DATE	3-21-2025	SHEET	1 of 4

P:\251700\712\DRAWINGS\SURVEY\25712 PLAT

Colored Plat Exhibit

FINAL PLAT

HY-VEE SUBDIVISION NO. 2 IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA



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design[®]

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DRAWN	GSB	PLAT NO.	13-IA-25
CHECKED	DLM	PROJ. NO.	25712
DATE	3-21-2025	SHEET	2 of 4
P:\251700\712\DRAWINGS\SURVEY\25712 PLAT			

TO: Zoning Advisory Commission

FROM: Travis Schrobilgen, Assistant Planner

DATE: April 2, 2025

SUBJECT: Final Plat of Hy-Vee Subdivision No. 2

INTRODUCTION

The applicant, on behalf of Hy-Vee on South Locust Street, is looking to consolidate lots, ultimately creating four lots and formalizing easements throughout their property.

Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Minor Subdivision¹. All Minor Subdivisions require review by the Zoning Advisory Commission.

DISCUSSION

The Final Plat of Hy-Vee Subdivision No. 2 proposes to consolidate a number of lots into four new lots. The following is a description of the proposed subdivision lots:

- Lot 1 would contain the Hy-Vee Gas Station and is .83 acres, shown in red below.
- Lot 2 would contain the main Hy-Vee building and parking lot and is 6.68 acres, shown in blue below.
- Lot A (38 sq. ft.) to be dedicated to the City for right-of-way and utility purposes, shown in orange.
- Lot B (530 sq. ft.) to be dedicated to the City for right-of-way and utility purposes, shown in green.

A colored version of the subdivision plat is provided on the following page.

The UDC categorizes the proposed plat as a Minor Subdivision. Pursuant to UDC Chapter 11, the Zoning Advisory Commission and City Council are the reviewing authorities for Minor Subdivisions. The Zoning Advisory Commission shall review the plat to determine whether it is in substantial conformance with the Unified Development Code.

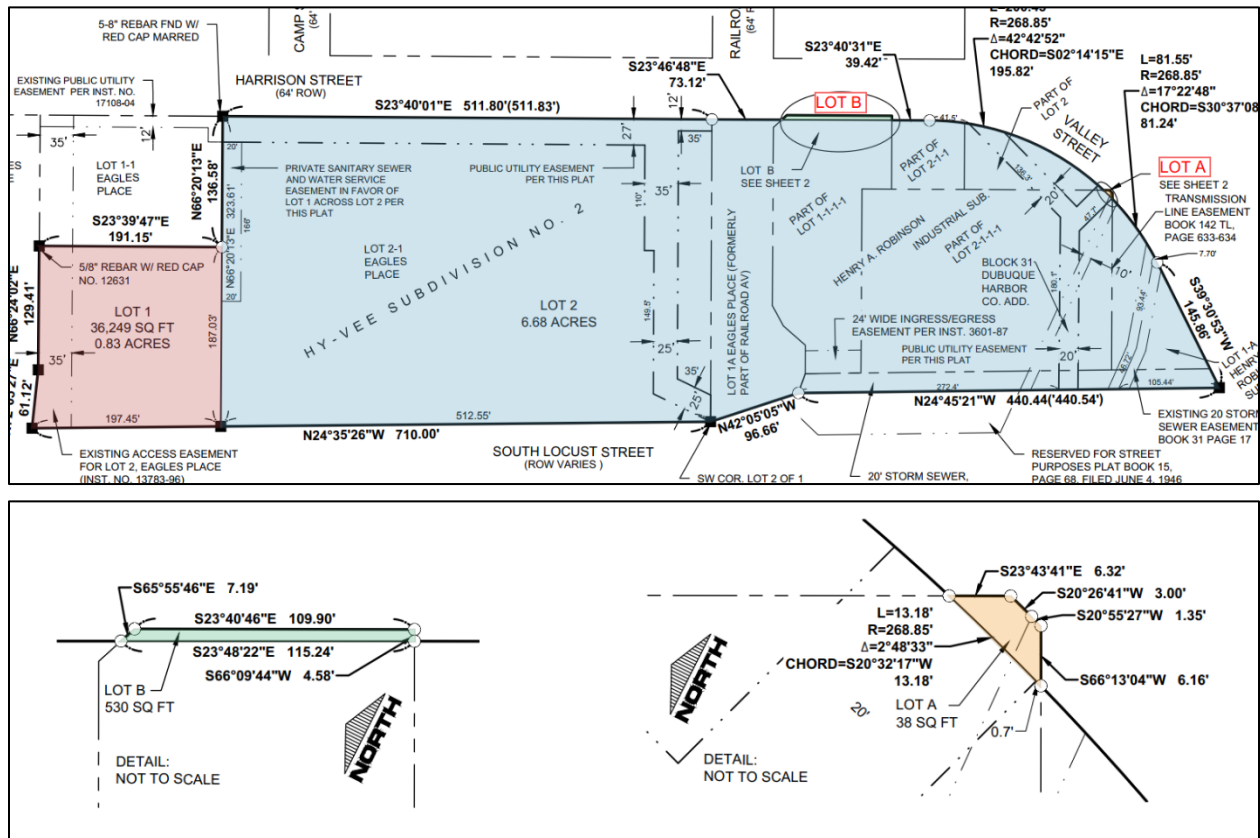
¹ UDC Chapter 16-11-6 defines a Minor Subdivision as “Any subdivision or consolidation of property in which no new streets, public or private, are proposed and which does not require the construction of any public improvements, and which creates three (3) or more lots.”

Final Plat of Hy-Vee Subdivision No. 2

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Hy-Vee Subdivision No. 2 and recommends approval of the subdivision plat.

Attachments



Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St (563) 589-4210
Return to: Adrienne Breitfelder, City Clerk Address: City Hall, 50 West 13th St (563) 589-4121

RESOLUTION NO. - 25

**A RESOLUTION APPROVING THE FINAL PLAT OF HY-VEE
SUBDIVISION NO. 2, IN THE CITY OF DUBUQUE, IOWA.**

Whereas, there has been filed with the City Clerk a Final Plat of Hy-Vee Subdivision No. 2 in the City of Dubuque, Iowa; and

Whereas, upon said final plat appears additional right of way areas of Valley Street (Lot A and B), together with certain public utility easements, which the owner by said final plat has dedicated to the public forever; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That the dedication of additional right of ways of Valley Street (Lot A and B), together with certain public utility easements, as they appear on said final plat, be and the same are hereby accepted; and

Section 2. That the Final Plat of Hy-Vee Subdivision No. 2, in the City of Dubuque, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Final Plat.

Passed, approved and adopted this ____ day of _____ 2025.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

ACCEPTANCE OF RESOLUTION NO. - 25

I, the undersigned, Jeffery Stein, on behalf of Hy-Vee, Inc, having read the terms and conditions of the Resolution No. - 25 and being familiar with the conditions thereof, hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, Iowa this day of 2025.

By Jeffery Stein, Hy-Vee, Inc

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____ 2025, before me, a Notary Public in and for said state, personally appeared Jeffery Stein, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

My Commission expires: _____

**City of Dubuque
City Council**

CONSENT ITEMS # 8.

ITEM TITLE:	Signed Contract(s)
SUMMARY:	Offtaker Consent and Estoppel Certificate on the assignment of Eagle Point Energy - 1, LLC's interest in the Solar License and Power Purchase to KMDE, LLC; Lease Agreement with Dubuque Water Sports Club.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. City of Dubuque (Offtaker) Consent and Estoppel
2. 25_04_08 Dubuque Water Sports Club Lease for Signature

OFFTAKER CONSENT AND ESTOPPEL CERTIFICATE

To: Decorah Bank and Trust Company

Re: Solar License and Power Purchase dated August 1, 2011 (the “PPA”) by and between Eagle Point Energy – 1, LLC (“EP”), and the City of Dubuque, Iowa (“City”) with respect to a certain solar energy conversion facility, which includes a proposed assignment (the “Assignment”) of EP’s interest in the PPA to KMDE, LLC, an Iowa limited liability company (“KMDE”)

City understands that EP will be selling said solar energy conversion facility and all its right, title, and interest in and to the PPA (the “Business”) to KMDE, and as a result, KMDE will acquire EP’s right, title and interest in, to and under the PPA, and has requested certain information from City relative to the PPA.

Therefore, with respect to the PPA, City hereby certifies to KMDE, as of the date hereof, as follows:

1. The PPA:
 - (a) is in full force and effect;
 - (b) has not been modified, supplemented or amended since its original execution;
 - (c) constitutes the entire understanding between City and EP with respect to the PPA; and
 - (d) has been duly executed and delivered on behalf of City pursuant to the proper authority therefor and constitutes a legally valid instrument, binding and enforceable against City in accordance with its terms.
2. The commencement date of the PPA was August 1, 2011, and the current term of the PPA expires twenty-five years from the commence date of the PPA.
3. There are no existing defaults on the part of City or, to City's knowledge, EP under the PPA; neither party to the PPA has delivered any notice of default to the other; and, to City's knowledge, no event has occurred that, with the giving of notice or the passage of time or both, would constitute a default under the PPA except the following (if none, state “none”): None.
4. To the extent required under the terms of the PPA, City acknowledges and consents to KMDE’s acquisition of substantially all of the assets related to the Business of EP, including the assignment of the PPA from EP to KMDE.

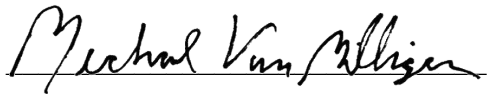
The statements contained herein may be relied upon by KMDE and EP. City acknowledges that KMDE may show copies of this City Consent and Estoppel Certificate (this “Certificate”) to

City Consent and
Estoppel Certificate

third parties who are interested in the matters covered by this Certificate and agrees that said third parties may also rely upon this Certificate. This Certificate shall be binding upon City and its successors and assigns.

DATED this 25th day of March, 2025.

CITY OF DUBUQUE, IOWA

By: 

Printed name: Michael C. Van Milligen

Title: City Manager

14545556

**LEASE AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
DUBUQUE WATER SPORTS CLUB**

This Lease Agreement, dated for reference purposes the 24th day of March, 2025, is made and entered into by and between the City of Dubuque, Iowa ("City"), whose address for the purpose of this Lease is 2200 Bunker Hill Road, Dubuque, Iowa, and Dubuque Water Sports Club ("Club"), whose address for the purpose of this Lease is Post Office Box 3377, Dubuque, Iowa, 52004-3377.

WHEREAS, City is the owner of Miller Riverview Park (the "Park"); and

WHEREAS, Club desires to lease the section of the Park shown on Exhibit A (the "Leased Premises") from City to operate a water sports club; and

WHEREAS, it is deemed to be in the best interest of both parties to this Agreement and to the public that Club lease the Leased Premises.

NOW, THEREFORE, the parties hereto mutually agree as follows:

SECTION 1. TERM OF LEASE AGREEMENT. This Lease Agreement is for a Term of one (1) year, commencing on May 1, 2025, and terminating at 11:59 p.m. on April 30, 2026.

SECTION 2. RENT. The annual rental of \$545.00 must be paid to City on or before the 1st day of May, 2025.

SECTION 3. USE OF THE LEASED PREMISES. Club agrees that during the Term of the Lease Agreement, the Leased Premises will be used exclusively for recreational and conservational purposes and associated activities. Club may not allow the Leased Premises to be occupied or used by any other individual, group, organization or agency without the prior written permission of City's Parks and Recreation Director.

SECTION 4. GROUNDS AND BUILDING MAINTENANCE.

4.1 Club is responsible for and must perform all roadway maintenance deemed necessary by Club from the access point at the Hilton Garden Inn parking area and throughout the Leased Premises for Club's use.

4.2 Club is responsible for and must perform all grounds maintenance and maintenance of improvements on the Leased Premises, including but not limited to walkway, tree, flowerbed, and general grounds maintenance. City will mow the grass in the Leased Premises area, but Club must trim around all trees, buildings, campers, boats, and other obstructions.

4.3 Club must perform all building maintenance and maintenance of improvements, including but not limited to interior and exterior building repair and painting, heating system maintenance, plumbing, electric, roof repair and maintenance, and pest control.

4.4 Any improvements made by Club must remain on the Leased Premises upon termination of this Lease and will then become the property of City. Club may not make any material improvements or modifications to the Leased Premises without the prior written approval of City's Parks and Recreation Director, which approval may not be unreasonably withheld.

4.5 All improvements made by Club must be built, erected and maintained in strict conformity with all applicable federal, state or municipal statutes and ordinances, and rules and regulations of the Park and Recreation Advisory Commission of City. Club is responsible for and must inspect and ensure that all improvements comply with all applicable federal, state or municipal statutes and ordinances, and rules and regulations of the Park and Recreation Advisory Commission of City.

SECTION 5. UTILITIES AND REFUSE. Club must pay when due all costs of all utilities serving the Leased Premises. City will remove trash from the Leased Premises on Mondays and Fridays, Memorial Day through Labor Day.

SECTION 6. MANAGEMENT AND CONTROL.

6.1 It is agreed and understood that the Club has sole management authority and control of the Leased Premises, for the permitted uses stated in Section 3.

6.2 Club agrees that all monies and contributions derived from the use of the Leased Premises must be used to operate, maintain, and improve the Leased Premises.

SECTION 7. CONTROL AND ACCESS.

7.1 Club is granted the authority to limit general public access to the Leased Premises to best suit its purposes. Club must make every reasonable effort to:

(1) Prohibit overnight camping except by Club members who have paid 50% of the per night (non-electric) camping fee to the manager of Miller Riverview Park.

(2) Limit camping units allowed on site to six camping units at any one time and limit any stay to no longer than thirty (30) consecutive days. At the end of a thirty consecutive day stay, Club must require that a camping unit leave the Leased Premises for at least five consecutive days. Club must require that all camping units be in the same location. Such location must be agreed upon by Club and City's Parks and Recreation Director.

(3) Restrict overnight parking of boats to eight boats used for water skiing; two work boats; and one Dragon Boat between Memorial Day and Labor Day. Club must require that all boats be in the same location. Such location must be agreed upon by Club and City's Parks and Recreation Director.

(4) Police the Leased Premises to assure that no vehicles, other than City authorized vehicles, are allowed access to the wetland area;

7.2 Club may not dump or allow to be dumped any trash, sweepings, or other waste material, in the channel along the Leased Premises, or on the banks thereof in such a manner that the same may readily be washed into the channel. Club must allow access to the Leased Premises for utility service installations, subject to approval by City's parks and Recreation Director, which approval will not be unreasonably withheld. Club's water system will be tested by City's Public Health Specialist at the request of Club or City, and a certificate of testing will be filed with City's Parks and Recreation Director.

7.3 Any rights granted herein to Club are subject to the right of City, or its authorized agents or contractors to enter upon the Leased Premises to carry on any work or activity necessary in connection with the construction of flood control works or devices, or the clearing of obstructions in the Peosta Channel.

7.4 Club may not use the Leased Premises for commercial purposes, except for such purposes which are related to Club's designated water sports. Commercial use of the Leased Premises is prohibited except at special water show events sponsored by Club, but only upon prior written notification to and approval by City's Parks and Recreation Director and upon such terms, including appropriate additional insurance coverage, as may be required by City's Parks and Recreation Director.

7.5 Club must provide padlocks for the control gate and distribute keys to its members. A padlock provided by City will also be provided to allow access for City staff. The three-piece chain used to secure the gate will be provided by City.

7.6 Any special events on the Leased Premises must have prior approval of City's Parks and Recreation Director and a special event permit as required by City.

SECTION 8. INSURANCE. Club must provide insurance during the Term of this Lease Agreement as required by Insurance Schedule A, attached as Exhibit B.

SECTION 9. INDEMNITY. Club agrees to defend, indemnify and hold harmless City, its officers and employees, from any and all damages or claims whatsoever, to persons or property, by reason of Club's use of the Leased Premises.

SECTION 10. ASSIGNABILITY. Club may not assign or transfer any interest in this Lease Agreement or the Leased Premises without the prior written approval of City. Such prohibition includes contracts with third parties for custody, management or operation of the Leased Premises or any part thereof.

SECTION 11. TERMINATION.

11.1 In the event either party fails to keep, perform and observe in a timely and proper manner any of its covenants or obligations under this Lease Agreement and any such violation is not cured or remedied within thirty (30) days after the date the party receives written notice from the other party of such failure or violation (or, if not practicable to cure or remedy such failure or violation within such thirty-day period, within such longer period as is reasonable under the circumstances, and as is specified in such notice), then, in such event, the other party may, at its option, terminate this Lease Agreement, by written notice to the other. Upon termination, City will have the right to re-enter the Leased Premises and to assume exclusive use and control thereof.

11.2 This Lease Agreement may also be terminated by City for convenience upon sixty (60) days written notice to Club.

11.3 Upon termination of this Lease Agreement, for any cause whatsoever, Club agrees to surrender possession of the Leased Premises in its condition as of the commencement of the Term, ordinary wear and tear excepted.

11.4 Upon termination of this Lease Agreement, Club members must remove all boats and camping units from the Leased Premises within fourteen (14) days after the date of termination.

SECTION 12. INSPECTIONS. City reserves the right to conduct periodic inspections of the Leased Premises for the purpose of determining whether the terms and conditions of this Lease Agreement are being promptly and faithfully performed by Club.

SECTION 13. GOVERNING LAW. This Agreement shall be deemed to be made in the State of Iowa and shall in all respects be construed and governed by the laws of that state.

SECTION 14. VENUE. In the event of litigation, venue will be in the Iowa District Court for Dubuque County.

SECTION 15. WAIVER. The waiver of any term, condition or provision hereof shall not be construed to be a waiver of any other such term, condition or provision, nor shall such waiver be deemed a waiver of a subsequent breach of the same term, condition or provision.

SECTION 16. NOTICES. All notices hereunder shall be given in writing and mailed, postage prepaid, addressed as follows:

To CITY: City of Dubuque, Iowa
Parks and Recreation Department
2200 Bunker Hill Rd.
Dubuque Iowa 52001

To CLUB: Dubuque Water Sports Club
P.O. Box 3377
Dubuque Iowa 52004

CITY OF DUBUQUE, IOWA

By: Michael Van Milligen
Michael C. Van Milligen
City Manager

Attest:

By: Adrienne N. Breitfelder
Adrienne Breitfelder, City Clerk

DUBUQUE WATER SPORTS CLUB

By: Brad Daulh
President, DWSC

Brad Dauderman
Printed Name

EXHIBIT A

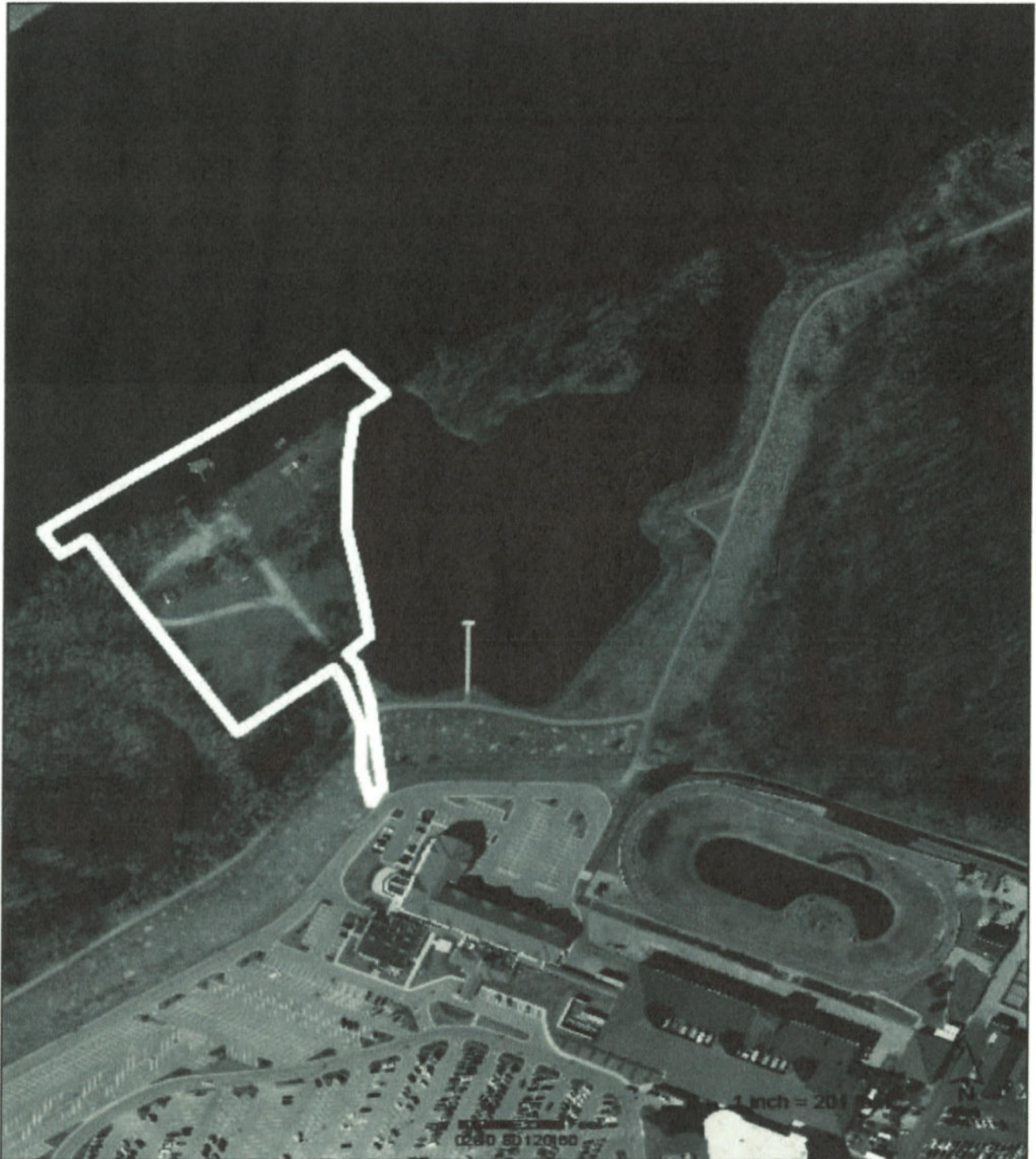


EXHIBIT B

INSURANCE SCHEDULE A

1. Lessee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Lease Agreement dated 24 Mar 2025.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current AM. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.
8. If lessees, licensees, or permittee limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.
9. Lessee, licensee, or permittee shall require all subcontractors and subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.
10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include the agent's name, phone number and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in risk or other special circumstances during the term of the agreement, subject to the written mutual agreement attached hereto.

**City of Dubuque Insurance Requirements for Lessees of City Property and Right of Way
Licensees or Permittees**

INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with the ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 'Designated Location(s) General Aggregate Limit.'
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others Endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque. Iowa 52001

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability

**City of Dubuque Insurance Requirements for Lessees of City Property and Right of Way
Licensees or Permittees**

Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

C) POLLUTION LIABILITY

Coverage required: ☐ Yes **J^{MM}0**

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for the abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution products and completed operations coverage shall also be covered.

Each occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

☐ Yes **t[^]No**

Amount \$ _____

Include the City of Dubuque as Lender Loss Payable.

E) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS \$1,000,000

☒ Yes ☐ No

The General Liability, Automobile Liability and Employer's Liability insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation AND Primary and Non-contributory in favor of the City.

F) FLOOD INSURANCE

☐ Yes **b<NO**

If Required Coverage \$ _____

**City of Dubuque Insurance Requirements for Lessees of City Property and Right of Way
Licensees or Permittees**

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

(DEPARTMENT MANAGER: FILL IN ALL BLANKS AND CHECK BOXES)

**City of Dubuque
City Council**

CONSENT ITEMS # 9.

ITEM TITLE:	Improvement Contract(s), Performance, Payment, and Maintenance Bonds
SUMMARY:	Tricon General Construction, Inc. for the Bunker Hill Foundation Repair Project.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. Bunker Hill Foundation Repair Contract, Bond, Insur - Fully Executed

PUBLIC IMPROVEMENT CONTRACT**SECTION 00500****BUNKER HILL FOUNDATION REPAIR PROJECT**

THIS IMPROVEMENT CONTRACT (the Contract), made in triplicate, dated for references purposes the 20 day of March, 2025 between the City of Dubuque, Iowa, by its City Manager, through authority conferred upon the City Manager by its City Council (City), and Tricon General Construction, Inc. (Contractor).

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

CONTRACTOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for the Bunker Hill Foundation Repair Project (Project).
2. CONTRACT DOCUMENTS
 - A. The Contract Documents consist of the following:
 1. Project Title Page (Section 00100).
 2. Project Directory Page (Section 00101).
 3. This Public Improvement Contract (Section 00500).
 4. Performance, Payment, and Maintenance Bond (Section 00600).
 5. Out-of-State Contractor Bond (Section 00610).
 6. Other Bonds:
 - a. (Bond Name) (pages to , inclusive).
 - b. (Bond Name) (pages to , inclusive).
 - c. (Bond Name) (pages to , inclusive).
 7. The Iowa Statewide Urban Design And Specifications (SUDAS) 2023 Edition.
 8. CITY OF DUBUQUE Supplemental Specifications 2023 Edition.
 9. Other Standard and Supplementary Specifications as listed on the Title Page of the Contract Document Manual.
 10. Special Provisions (Section 01200) included in the project Contract Document Manual.
 11. Drawings –Sheet No. through No. (00 pages) or drawings consisting of sheets bearing the following general title:
Bunker Hill Foundation Repair Project
 12. Addenda (numbers to , inclusive). N/A
 13. Insurance Provisions and Requirements (Section 00700).
 14. Sales Tax Exemption Certificate (Section 00750).
 15. Site Condition Information (Section 00775).

SECTION 00500

Page 2 of 6

16. Construction Schedule and Agreed Cost of Delay (Section 00800).

17. Exhibits to this Contract (enumerated as follows):

- a. Contractor's Bid (pages ____ to ____ inclusive).
- b. Bidder Status Form (Section 00460).
- c. The following documentation that must be submitted by Contractor prior to Notice of Award.
 - i. Contractor Background Information Form (Section 00471)
 - ii. _____
 - iii. _____

18. Terms and Conditions

19. The following which may be delivered or issued on or after the Effective Date of the Agreement:

- a. Notice to Proceed (Section 00850).
- b. Project Certification Page (Section 00102).
- c. Change Orders (Not attached to this agreement).

There are no other Contract Documents. The Contract Documents may only be amended, modified, or supplemented as provided in General Conditions.

3. All materials used by the Contractor in the Project must be of the quality required by the Contract Documents and must be installed in accordance with the Contract Documents.
4. The Contractor must remove any materials rejected by the City as defective or improper, or any of said work condemned as unsuitable or defective, and the same must be replaced or redone to the satisfaction of the City at the sole cost and expense of the Contractor.
5. Five percent (5%) of the Contract price will be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Council to pay any claim by any party that may be filed for labor and materials done and furnished in connection with the performance of this Contract and for a longer period if such claims are not adjusted within that thirty (30) day period, as provided in Iowa Code Chapter 573 or Iowa Code Chapter 26. The City will also retain additional sums to protect itself against any claim that has been filed against it for damages to persons or property arising through the prosecution of the work and such sums will be held by the City until such claims have been settled, adjudicated or otherwise disposed of.
6. The Contractor has read and understands the Contract Documents herein referred to and agrees not to plead misunderstanding or deception related to estimates of quantity, character, location or other conditions for the Project.
7. In addition to any warranty provided for in the specifications, the Contractor must also fix any other defect in any part of the Project, even if the Project has been accepted and fully paid for by the City. The Contractor's maintenance bond will be security for a period of two years after the issuance of the Certificate of Substantial Completion.
8. The Contractor must fully complete the Project under this Contract on or before the date indicated in the Construction Schedule and Agreed Cost of Delay Section of the Contract Documents.

9. INDEMNIFICATION FROM THIRD PARTY CLAIMS. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, and Strand Associates, Inc.[®], from and against all claims, damages, losses and expenses claimed by third parties, but not including any claims, damages, losses or expenses of the parties to this Contract, including but not limited to attorneys' fees, arising out of or resulting from performance of this Contract, provided that such claim, damages, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, including loss of use resulting there from, but only to the extent caused in whole or in part by negligent acts or omissions of Contractor, or anyone directly or indirectly employed by Contractor or anyone for whose acts Contractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.
10. The Contractor hereby represents and guarantees that it has not, nor has any other person for or in its behalf, directly or indirectly, entered into any arrangement or Contract with any other Bidder, or with any public officer, whereby it has paid or is to pay any other Bidder or public officer any sum of money or anything of value whatever in order to obtain this Contract; and it has not, nor has another person for or in its behalf directly or indirectly, entered into any Contractor arrangement with any other person, firm, corporation or association which tends to or does lessen or destroy free competition in the award of this Contract and agrees that in case it hereafter be established that such representations or guarantees, or any of them are false, it will forfeit and pay not less than ten percent (10%) of the Contract price but in no event less than \$2,000.00 (Two Thousand Dollars) to the City.
11. The surety on the Bond furnished for this Contract must, in addition to all other provisions, be obligated to the extent provided for by Iowa Code 573.6 relating to this Contract, which provisions apply to said Bond.
12. The Contractor agrees, and its Bond is surety therefore, that after the Certificate of Substantial Completion has been issued by the City, it will keep and maintain the Project in good repair for a period of two (2) years.
13. The Project must be constructed in strict accordance with the requirements of the laws of the State of Iowa, and the United States, and ordinances of the City of Dubuque, and in accordance with the Contract Documents.
 - A. All applicable standards, orders, or regulations issued pursuant to the Clean Air Act of 1970 (42 U. S. C. 1958 (H) et. seq.) and the Federal Water Pollution Act (33 U. S. C. 1368 et. seq.) as amended, Executive Order 11738, and Environmental Protection Agency regulations (40 CFR, Part 15). Contractor must comply with Section 103 and 107 of the Contract Work Hours and Safety Standards Act (40 USC 327-330) and Department of Labor Regulations (29 CFR, Part 5).
 - B. The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

**CONSENT DECREE
RELATING TO THE PROJECT**

14. ☐ THIS CONTRACTOR **IS** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE, THE CONSENT DECREE AND THIS SECTION ARE APPLICABLE.

☐ CITY ☐ CONTRACTOR

- ☒ THIS CONTRACTOR **IS NOT** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE THE CONSENT DECREE AND THIS SECTION ARE NOT APPLICABLE.

The City has entered into a Consent Decree in the case of The United States of America, and the State of Iowa v. The City of Dubuque, Iowa, Civil Action Number Case 2:11-cv-01011-EMJ, Civil Action Number 2008V00041, DOJ Case Number 90-5-1-1-09339, United States District Court for the Northern District of Iowa. The provisions of the Consent Decree apply to and are binding upon the City and its officers, directors, employees, agents, servants, successors, assigns, and all persons, firms and corporations under contract with the City to perform the obligations of the Consent Decree.

The City is required to provide a copy of the Consent Decree to any contractor or consultant retained to perform work required by the Consent Decree.

A copy of the Consent Decree is included in the Contract Documents and can be viewed at <http://www.cityofdubuque.org/DocumentCenter/Home/View/3173>. A hard copy is available upon request at the City's Engineering Department Office.

The City must condition any contract to perform work required under the Consent Decree upon performance of the work in conformity with the provisions of the Consent Decree.

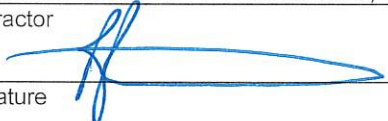
The Consent Decree also provides that until five (5) years after the termination of the Consent Decree, the City must retain, and must instruct its contractors and agents to preserve, all non-identical copies of all documents, reports, data, records, or other information (including documents, records, or other information in electronic form) in its or its contractors' or agents' possession or control, or that come into its or its contractors' or agents' possession or control, and that relate in any manner to the City's performance of its obligations under this Consent Decree, including any underlying research and analytical data. This information-retention period, upon request by the United States or the State, the City must provide copies of any documents, reports, analytical data, or other information required to be maintained under the Consent Decree. At the conclusion of the information-retention period, the City must notify the United States and the State at least ninety (90) Days prior to the destruction of any documents, records, or other information subject to such requirements and, upon request by the United States or the State, the City must deliver any such documents, records, or other information to the EPA or IDNR.

CERTIFICATION BY CONTRACTOR

The undersigned, on behalf of the Contractor, with full authority to act on behalf of the Contractor, certifies to the City of Dubuque as follows:

1. I have received a copy of the Consent Decree in the case of The United States of America, and the State of Iowa v. The City of Dubuque, Iowa, Civil Action Number Case 2:11-cv-01011-EMJ, Civil Action Number 2008V00041, DOJ Case Number 90-5-1-1-09339, United States District Court for the Northern District of Iowa.
2. All work performed will be in conformity with the provisions of the Consent Decree.
3. All documents reports, data, records, or other information (including documents, records, or other information in electronic form) that relate in any manner to the performance of obligations under the Consent Decree, including any underlying research and analytical data, will be retained as required by the Consent Decree.
4. The Contractor agrees to defend, indemnify, and hold harmless the City, its officers, agents, or employees from and against any claims, including penalties, costs and fees as provided in the Consent Decree, relating to or arising out of the Contractor's failure to comply with the Consent Decree.

CONTRACTOR:

Tricon General Construction, Inc.
Contractor
By: 
Signature
Ron Richard
Printed Name
Owner
Title
March 20, 2025
Date

SECTION 00500

Page 6 of 6

THE CITY AGREES:

15. Upon the completion of the Contract, and the acceptance of the Project by the City Council, and subject to the requirements of law, the City agrees to pay the Contractor as full compensation for the complete performance of this Contract, the amount determined for the total work completed at the price(s) stated in the Contractor's Bid Proposal and less any Agreed Cost of Delay provided for in the Contract Documents.

CONTRACT AMOUNT \$ 284,000.00

CITY OF DUBUQUE, IOWA:

City Manager's Office
Department
By: Michael Van Milligan
Signature
Michael C. Van Milligan
Printed Name
City Manager
Title
03/31/2025
Date

CONTRACTOR:

Tricon General Construction, Inc.
Contractor
By: Ron Richard
Signature
Ron Richard
Printed Name
Owner
Title
March 20, 2025
Date

==== END OF SECTION 00500 ====

PERFORMANCE, PAYMENT AND MAINTENANCE BOND**SECTION 00600**

KNOW ALL BY THESE PRESENTS:

That we, Tricon General Construction, Inc., as
Principal (hereinafter the "Contractor" or "Principal") and Swiss Re Corporate Solutions America Insurance Corporation, as Surety are held and firmly bound unto the
City of Dubuque, Iowa, as Obligee (hereinafter referred to as "Owner"), and to all persons who
may be injured by any breach of any of the conditions of this Bond in the penal sum of
Two hundred eighty-four thousand dollars
(\$ 284,000), lawful money of the United States, for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly
or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a
contract with the Owner, bearing date the 20th day of March, 2025,
(hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the
following project in accordance with the Contract Documents, and to faithfully perform all the terms
and requirements of said Contract within the time therein specified, in a good and workmanlike
manner, and in accordance with the Contract Documents. The Contract Documents for the Bunker
Hill Foundation Repair Project detail the following described improvements:

The project consists of a partial lower level concrete masonry unit foundation removal and
replacement with a cast-in-place concrete footing and foundation wall, lower level window and door
infilling, lower level window and door replacement, foundation excavation for waterproofing and
drainage, backfill, site concrete sidewalk and asphalt, construction of a stairwell enclosure, and roof
access stair removal.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following
provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and
abide by each and every covenant, condition, and part of said Contract and Contract
Documents, by reference made a part hereof, for the project, and shall indemnify and save
harmless the Owner from all outlay and expense incurred by the Owner by reason of the
Contractor's default of failure to perform as required. The Contractor shall also be
responsible for the default or failure to perform as required under the Contract and Contract
Documents by all its subcontractors, suppliers, agents, or employees furnishing materials
or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just
claims submitted by persons, firms, subcontractors, and corporations furnishing materials
for or performing labor in the performance of the Contract on account of which this Bond is
given, including but not limited to claims for all amounts due for labor, materials, lubricants,
oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the

SECTION 00600

Page 2 of 4

Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Owner is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract Documents within the period of two (2) year(s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship, equipment installed, or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Owner's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Owner all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's Contract herein made extends to defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time authorized in approved change orders to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, authorized in approved change orders which thereby increases the total contract price and the penal sum of this Bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase;
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five (5) years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Owner including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Owner's staff attorneys), and all costs and expenses of litigation as they are incurred by the Owner. It is intended the Contractor and Surety will defend and indemnify the Owner on all claims made against the Owner on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Owner will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Owner incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Owner whole for all such outlay and expense, provided that the Surety's obligation under this Bond shall not exceed one hundred twenty-five percent (125%) of the penal sum of this Bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Dubuque County, State of Iowa. If legal action is required by the Owner to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Owner, the Contractor and the Surety agree, jointly, and severally, to pay the Owner all outlay and expense incurred therefor by the Owner. All rights, powers, and remedies of the Owner hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Owner, by law. The Owner may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable

SECTION 00600

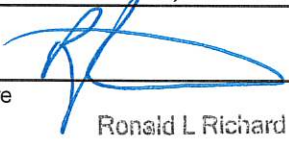
Page 4 of 4

provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. 3043000073-304Witness our hands, in triplicate, this 20th day of March, 2025.**SURETY COUNTERSIGNED BY:**_____
Signature of Agent_____
Printed Name of Agent_____
Company Address_____
City, State, Zip Code_____
Company Telephone Number**PRINCIPAL:**Tricon General Construction, Inc.

Contractor

By: 

Signature

Ronald L Richard

Printed Name

Owner

Title

FORM APPROVED BY:_____
Representative for Owner**SURETY:**Swiss Re Corporate Solutions America Insurance Corporation

Surety Company

By: 

Signature Attorney-in-Fact Officer

Todd Schaap

Printed Name of Attorney-in-Fact Officer

Shorewest Surety Services, Inc.

Company Name

2626 49th Drive

Company Address

Franksville, WI 53126

City, State, Zip Code

(262) 835-9576

Company Telephone Number

NOTE:

1. All signatures on this performance, payment, and maintenance Bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

==== END OF SECTION 00600 ====

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

THOMAS O. CHAMBERS, TODD SCHAAP, KIMBERLY S. RASCH, and PAUL JACOBSEN

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

UNLIMITED

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By  _____
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President
of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC
& Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 10 day of NOVEMBER, 20 22

State of Illinois
County of Cook

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 10 day of NOVEMBER, 2022, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SPCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Maniac
Christina Maniac, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 20th day of March, 2025.

**Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC and
SRCSPIC and WIC**

STATE OF WISCONSIN)

COUNTY OF **Racine**)

ON THIS 20th day of March, 2025,

before me, a notary public, within and for said County and State, personally appeared ____

Todd Schaap to me personally known, who being duly sworn,
upon oath did say that he is the Attorney-in-Fact of and for the _____

Swiss Re Corporate Solutions America Insurance Corporation, a corporation

of Missouri, created, organized and existing under and

by virtue of the laws of the State of Missouri; that the corporate seal

affixed to the foregoing within instrument is the seal of the said Company; that the seal

was affixed and the said instrument was executed by authority of its Board of Directors;

and the said Todd Schaap did acknowledge that he/she

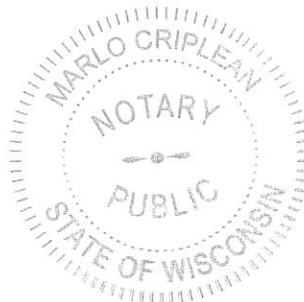
executed the said instrument as the free act and deed of said Company.



Marlo Cripple

Notary Public, **Racine** County, Wisconsin

My Commission Expires **6/13/2028**





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kunkel & Associates, Inc. 401 Data Court Dubuque IA 52003	CONTACT NAME: Chad Kunkel PHONE (A/C No. Ext): 563-585-2310 E-MAIL ADDRESS: certs@kunkel-inc.com FAX (A/C, No): 563-557-7316
INSURED Tricon General Construction, Inc. 1230 E. 12th Street Dubuque IA 52001	INSURER(S) AFFORDING COVERAGE INSURER A: National Union Fire Insurance INSURER B: Travelers INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 19445 25674

COVERAGES**CERTIFICATE NUMBER:** 365464080**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GL9566102	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA5425492	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUP2T13802225NF	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	WC072113173	4/1/2025	4/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Bunker Hill Foundation Repair Project

The City of Dubuque, all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers, and Strand Associates, Inc. are additional insured on the General Liability policy with respect to the ongoing and completed operations performed by the named insured, such coverage is on a primary and non-contributory basis as per written contract. A Waiver of Subrogation applies to the General Liability, Auto Liability and Workers Compensation policies in favor of the additional insureds as per written contract. A Non-Waiver of Government Immunity applies on the General Liability policy in favor of the City of Dubuque. Umbrella follows form subject to policy terms, conditions and exclusions.

CERTIFICATE HOLDER**CANCELLATION**City of Dubuque
50 W. 13th St.
Dubuque IA 52001

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**POLICY DECLARATIONS
EXCESS FOLLOW-FORM AND UMBRELLA
LIABILITY INSURANCE POLICY**

**POLICY NO.: CUP-2T138022-24-NF
ISSUE DATE: 04/16/2024**

INSURING COMPANY: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA

1. NAMED INSURED AND MAILING ADDRESS: TRICON GENERAL CONSTRUCTION,
INC.
1230 EAST 12TH ST.
DUBUQUE IA 52001

2. POLICY PERIOD: From 04/01/2024 to 04/01/2025 12:01 A.M. Standard Time at your mailing address.

3. LIMITS OF INSURANCE:

COVERAGES

LIMITS OF LIABILITY

AGGREGATE LIMITS OF LIABILITY	\$10,000,000	General Aggregate
	\$10,000,000	Products-Completed Operations Aggregate
EXCESS FOLLOW-FORM AND UMBRELLA LIABILITY	\$10,000,000	Occurrence Limit
CRISIS MANAGEMENT SERVICE EXPENSES	\$100,000	all Crisis Management Events

4. SELF-INSURED RETENTION: \$10,000 any one occurrence or event

5. PREMIUM: \$ 172,367 x Flat Charge Adjustable (See Premium Schedule)

6. TAXES AND SURCHARGES:

7. On the effective date shown in Item 2., the Excess Follow-Form And Umbrella Liability Insurance Policy numbered above includes this Declarations Page and any forms and endorsements shown on the Listing Of Forms, Endorsements And Schedule Numbers.

8. If the Schedule Of Underlying Insurance includes any coverage provided on a claims-made basis, then the following disclaimer applies.

**COVERAGE WILL APPLY ON A CLAIMS-MADE BASIS WHEN
FOLLOWING CLAIMS-MADE UNDERLYING INSURANCE.**

9. If the Schedule Of Underlying Insurance includes any coverage which includes defense expenses within the limits of liability, then the following disclaimer applies:

**DEFENSE EXPENSES ARE PAYABLE WITHIN, AND ARE NOT IN
ADDITION TO, THE LIMITS OF INSURANCE WITH RESPECT TO SOME
OR ALL OF THE COVERAGES PROVIDED.**

NAME AND ADDRESS OF AGENT OR BROKER:

KUNKEL AND ASSOCIATES INC - CGJ68
401 DATA CT
DUBUQUE IA 52003-8912

COUNTERSIGNED BY:

Authorized Representative

DATE: _____

OFFICE: SP-ST PAUL

ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2024
forms a part of Policy No. 542-54-92
issued to TRICON GENERAL CONSTRUCTION, INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

Section IV - Business Auto Conditions, A. - Loss Conditions, 5. - Transfer of Rights of Recovery Against Others to Us, is amended to add:

However, we will waive any right of recover we have against any person or organization with whom you have entered into a contract or agreement because of payments we make under this Coverage Form arising out of an "accident" or "loss" if:

- (1) The "accident" or "loss" is due to operations undertaken in accordance with the contract existing between you and such person or organization; and
- (2) The contract or agreement was entered into prior to any "accident" or "loss".

No waiver of the right of recovery will directly or indirectly apply to your employees or employees of the person or organization, and we reserve our rights or lien to be reimbursed from any recovery funds obtained by any injured employee.



AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2024
forms a part of Policy No. 956-61-02
issued to TRICON GENERAL CONSTRUCTION, INC.
by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

AMENDMENT OF LIMITS OF INSURANCE (Per Project or Per Location Aggregate Limit)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

- I. Your policy is amended to include either a Per Project General Aggregate Limit, a Per Location General Aggregate Limit or a Per Project and Per Location General Aggregate Limit. Please select only *one* of the following:

☐ Per Project General Aggregate Limit	\$
☐ Per Location General Aggregate Limit	\$
☒ Per Project and Per Location General Aggregate Limit	\$ 4,000,000

IF NEITHER OF THESE BOXES ARE CHECKED, THIS ENDORSEMENT IS VOID. IF MORE THAN ONE OF THE THESE BOXES ARE CHECKED, THIS ENDORSEMENT IS VOID.

- II. **SECTION III - LIMITS OF INSURANCE** , is amended to include the following:

1. The Limits of Insurance and the rules below fix the most we will pay regardless of the number of:
 - a. Insureds;
 - b. Claims made or "suits" brought; or
 - c. Persons or organizations making claims or bringing "suits".
2. The General Aggregate Limit is the most we will pay for the sum of:
 - a. Medical expenses under Coverage **C**;
 - b. Damages under Coverage **A**, except damages because of "bodily injury" or "property damage" included in the products-completed operations hazard"; and
 - c. Damages under Coverage **B**.
3. The Products-Completed Operations Aggregate Limit is the most we will pay under Coverage **A** for damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard".
4. Subject to 2. above, the Personal and Advertising Injury Limit is the most we will pay under Coverage **B** for the sum of all damages because of all "personal and advertising injury" sustained by any one person or organization.
5. Subject to 2. or 3. above, whichever applies, the Each Occurrence Limit is the most we will pay for the sum of:
 - a. Damages under Coverage **A**; and
 - b. Medical expenses under Coverage **C**

because of all "bodily injury" and "property damage" arising out of any one "occurrence".

6. Subject to 5. above, the Damage to Premises Rented To You Limit is the most we will pay under Coverage **A** because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, while rented to you or temporarily occupied by you with permission of the owner.
7. Subject to 5. above, the Medical Expense Limit is the most we will pay under Coverage **C** for all medical expenses because of "bodily injury" sustained by any one person.
8. Subject to 2., 4., 5., 6., and/or 7. above, the Per Project Aggregate Limit is the most we will pay under Coverages **A**, **B**, and **C** combined for the sum of:
 - a. Damages under Coverage **A**;
 - b. Damages under Coverage **B**; and
 - c. Medical Expenses under Coverage **C**

arising out of any single Project described above.

9. Subject to 2., 4., 5., 6., and/or 7. above, the Per Location Aggregate Limit is the most we will pay under Coverages **A**, **B**, and **C** combined for the sum of:
 - a. Damages under Coverage **A**;
 - b. Damages under Coverage **B**; and
 - c. Medical expenses under Coverage **C**

arising out of the any single Location described above.

The Limits of Insurance of this Coverage Part apply separately to each consecutive annual period and to any remaining period of less than 12 months, starting with the beginning of the policy period shown in the Declarations, unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Limits of Insurance.

- III. The Limits of Insurance shown in the Declarations are deleted in their entirety and replaced by the Limits of Insurance set forth below.

	Limits of Insurance
General Aggregate Limit	\$ 10,000,000
Each Occurrence	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 4,000,000
Personal & Advertising Injury Limit	\$ 2,000,000
Damage to Premises Rented to	\$ 500,000
Medical Expense Limit	\$ 25,000
Per Project General Aggregate Limit, Per Location	\$ 4,000,000
General Aggregate Limit or Per	
Project and Per Location General Aggregate Limit	

IV. **SECTION V - DEFINITIONS**, is amended to include the following:

23. "Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway, or right-of-way railroad.

All other terms and conditions of this policy remain the same.



Authorized Representative or
Countersignature (in States Where
Applicable)

POLICY NUMBER: 956-61-02

COMMERCIAL GENERAL LIABILITY
CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS - SCHEDULED PERSON OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service,

maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

POLICY NUMBER:
GL 956-61-02

EFFECTIVE:
04/01/2024

COMMERCIAL GENERAL LIABILITY
CG 20 01 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement changes the policy to which it is attached effective on inception date of the policy unless a different date is indicated below.

This endorsement, effective 12:01 AM 04/01/2024 forms a part of Policy No. WC 043-17-2159

Issued to TRICON GENERAL CONSTRUCTION, INC.

By NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION TO WHOM YOU BECOME
OBLIGATED TO WAIVE YOUR RIGHTS OF RECOVERY
AGAINST, UNDER ANY WRITTEN CONTRACT OR AGREEMENT
YOU ENTER INTO PRIOR TO THE OCCURRENCE OF LOSS.

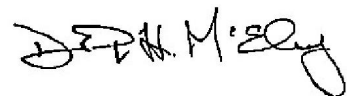
This form is not applicable in Kansas for private construction contracts as defined in K.S.A. 16-1801 through K.S.A. 16-1807 or public construction contracts as defined in K.S.A. 16-1901 through 16-1908, except where permitted by statute or other applicable law, such as for use in wrap-up insurance programs.

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This form is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas, or Utah.

WC 00 03 13
(Ed. 04/84)

Countersigned by _____



Authorized Representative

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Pursuant to applicable written contract or agreement you enter into.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – Conditions:

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

GOVERNMENTAL IMMUNITY ENDORSEMENT-IOWA JURISDICTION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Iowa Jurisdiction:

City of Dubuque
50 W 13th Street
Dubuque, IA 52001

Description Of Project;

Any project

The following is added to SECTION IV - **COM-
MERCIAL GENERAL LIABILITY CONDITIONS:**

10. IOWA GOVERNMENTAL IMMUNITY

- a.** For any claim or "suit" seeking damages from the Iowa jurisdiction scheduled in this endorsement because of "bodily injury", "property damage", "personal injury" or "advertising injury" caused by "your work" on or for any project that is scheduled in this endorsement and located in such Iowa jurisdiction, this insurance applies only to the extent that such claim or "suit" is not subject to any defense of governmental immunity under Iowa Code Section 670.4 and any amendment to that section.
- b.** For any claim or "suit" seeking damages from the Iowa jurisdiction scheduled in this endorsement because of "bodily injury", "property damage", "personal injury" or "advertising injury" to which this insurance applies and caused by "your work" on or for any project that is scheduled in this endorsement and located in such Iowa jurisdiction, that Iowa jurisdiction will be responsible for asserting any defense of governmental immunity and must do so if requested in writing by us. Nothing contained in this endorsement shall prevent us from asserting any defense of governmental immunity on behalf of that Iowa jurisdiction.
- c.** For any claim or "suit" seeking damages from the Iowa jurisdiction scheduled in this endorsement because of "bodily injury", "property damage", "personal injury" or "advertising injury" to which this insurance applies and caused by "your work" on or for any project that is scheduled in this endorsement and located in such Iowa jurisdiction, we agree that:
 - (1) The purchase of this policy and including the Iowa jurisdiction as an additional insured under this policy does not waive any defense of governmental immunity available to such Iowa jurisdiction under Iowa Code Section 670.4 and any amendment to that section; and
 - (2) We will take the position that this insurance does not apply because of governmental immunity only after a court of law having jurisdiction over such claim or "suit" has ruled in favor of any defense of governmental immunity asserted by such Iowa jurisdiction.
- d.** This preservation of governmental immunity does not change the coverage otherwise available under this policy.

**City of Dubuque
City Council**

CONSENT ITEMS # 10.

ITEM TITLE: Approval of Retail Alcohol Licenses

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. APRIL 21st 2025 AGENDA
3. Staff Memo
4. Resolution
5. Class E Memo

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Retail Alcohol Licenses for the following:

- Backpocket Brewing Tap Room, 333 E.10th St.
- Catfish Charlie's, 1630 E. 16th St.
- Clarke University, 1550 Clarke Dr.
- Foodie Garage Eatery, 1046 Central Ave.
- Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave.
- Loras College Campus Center, 1450 Alta Vista
- Marco's, 2022 Central Ave.
- Monk's Kaffee Pub, 373 Bluff St.
- Old Chicago Pizza & Tap Room, 3100 Dodge St.
- Olive Garden, 3350 Dodge St.
- Paro Food Mart, 3200 Central Ave.
- Posh Lounge, 900 Central
- Shot Tower Inn, 390 Locust St.
- Stone Cliff Winery, 600 Star Brewery Dr.
- Whiskey River, 1046 University Ave.

Special Event(s) per Special Event Application Submittal

- Dubuque Main Street; 6-2-25 to 6-6-25 - 699 Main St.
- Q Casino & Resort; 5-23-25 to 5-27-25, 6-27-25 to 7-1-25, 7-5-25 to 7-9-25, 7-19-25 to 7-23-25, 7-26-25 to 7-30-25, 8-15-25 to 8-28-25, 9-11-25 to 9-15-25 -1855 Greyhound Park Rd. Parking Lot

Ownership Changes/Amendments:

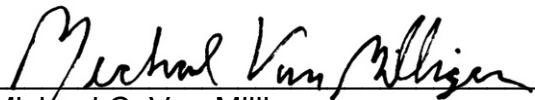
- Gary Dolphin's Iron Bar-333 East 10th St.

DATE: April 4, 2025

Chief of Police Jeremy Jensen is recommending City Council approval of the Retail Alcohol License renewals for: Backpocket Brewing Tap Room, 333 E.10th St., Catfish Charlie's, 1630 E. 16th St., Clarke University, 1550 Clarke Dr., Foodie Garage Eatery, 1046 Central Ave., Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave., Loras College Campus Center, 1450 Alta Vista, Marco's, 2022 Central Ave., Monk's Kaffee Pub, 373 Bluff St., Old Chicago Pizza & Tap Room, 3100 Dodge St., Olive Garden, 3350 Dodge St., Paro Food Mart, 3200 Central Ave., Posh Lounge, 900 Central, Shot Tower Inn, 390 Locust St., Stone Cliff Winery, 600 Star Brewery Dr., Whiskey River, 1046 University Ave.; and City Clerk Adrienne Breitfelder is

recommending City Council approval for Special Event(s) per Special Event Application Submittal: Dubuque Main Street; 6-2-25 to 6-6-25 - 699 Main St.; Q Casino & Resort; 5-23-25 to 5-27-25, 6-27-25 to 7-1-25, 7-5-25 to 7-9-25, 7-19-25 to 7-23-25, 7-26-25 to 7-30-25, 8-15-25 to 8-28-25, 9-11-25 to 9-15-25 -1855 Greyhound Park Rd. Parking Lot; and Ownership Changes/Amendments: Gary Dolphin's Iron Bar-333 East 10th St.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk

MEMORANDUM

DATE: April 03, 2025

TO: Michael C. Van Milligen
City Manager

FROM: Jeremy R. Jensen
Chief of Police

RE: Retail Alcohol Licenses for the following:

- Backpocket Brewing Tap Room, 333 E.10th St.
- Catfish Charlie's, 1630 E. 16th St.
- Clarke University, 1550 Clarke Dr.
- Foodie Garage Eatery, 1046 Central Ave.
- Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave.
- Loras College Campus Center, 1450 Alta Vista
- Marco's, 2022 Central Ave.
- Monk's Kaffee Pub, 373 Bluff St.
- Old Chicago Pizza & Tap Room, 3100 Dodge St.
- Olive Garden, 3350 Dodge St.
- Paro Food Mart, 3200 Central Ave.
- Posh Lounge, 900 Central
- Shot Tower Inn, 390 Locust St.
- Stone Cliff Winery, 600 Star Brewery Dr.
- Whiskey River, 1046 University Ave.

INTRODUCTION

The purpose of this memorandum is to recommend the annual renewal of the above retail alcohol license establishments and to highlight the calls for service related to incidences of disturbances, crimes against persons, crimes against property, and public morals occurring at the business since the last liquor license renewal.

BACKGROUND

Regarding the listed establishments, the following is a summary of activity since their last renewal. The following key provides a brief description of those calls for service displaying four areas of concern.

Disturbances	Includes physical fighting, verbal arguments, loud music and/or subjects and all other disorderly behavior not already listed
Crimes Against Persons	Includes Assault and Harassment
Crimes Against Property	Includes Burglary, Criminal Mischief and Theft
Public Morals	Includes Public Intoxication and Possession of Controlled Substances

DISCUSSION

Backpocket Brewing Tap Room, 333 E.10th St.

Since the last renewal date there have been 1 call for service to the establishment. There were 0 disturbance, 1 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violation against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-007714	THEFT	REPORT TAKEN

Catfish Charlie's, 1630 E. 16th St.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Clarke University, 1550 Clarke Dr.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Foodie Garage Eatery, 1046 Central Ave.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crimes against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Loras College Campus Center, 1450 Alta Vista

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Marco's, 2022 Central Ave.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Monk's Kaffee Pub, 373 Bluff St.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Old Chicago Pizza & Tap Room, 3100 Dodge St.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crime against property, and 0 public morals calls. Additionally, there were 0 individual violation and 0 violations against the business.

Olive Garden, 3350 Dodge St.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbance, 0 crimes against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violation against the business.

Paro Food Mart, 3200 Central Ave.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Posh Lounge, 900 Central.

Since the last renewal date there have been 1 call for service to the establishment. There were 0 disturbances, 1 crime against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 1 individual violation and 0 violations against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-007825	ASSAULT	ARREST

Shot Tower Inn, 390 Locust St.

Since the last renewal date there have been 1 call for service to the establishment. There were 0 disturbances, 1 crime against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2025-000774	THEFT	ARREST

Stone Cliff Winery, 600 Star Brewery Dr.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business

Whiskey River, 1046 University Ave.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business

RECOMMENDATION

Based upon a review of the above businesses, we would recommend approval of the annual retail alcohol licenses for: Backpocket Brewing Tap Room, 333 E.10th St., Catfish Charlie's, 1630 E. 16th St., Clarke University, 1550 Clarke Dr., Foodie Garage Eatery, 1046 Central Ave., Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave., Loras College Campus Center, 1450 Alta Vista, Marco's, 2022 Central Ave., Monk's Kaffee Pub, 373 Bluff St., Old Chicago Pizza & Tap Room, 3100 Dodge St, Olive Garden, 3350 Dodge St., Paro Food Mart, 3200 Central Ave., Posh Lounge, 900 Central, Shot Tower Inn, 390 Locust St., Stone Cliff Winery, 600 Star Brewery Dr., Whiskey River, 1046 University Ave.

ACTION REQUESTED

Action requested is for City Council consideration to approve the retail alcohol license renewals for: Backpocket Brewing Tap Room, 333 E.10th St., Catfish Charlie's, 1630 E. 16th St., Clarke University, 1550 Clarke Dr., Foodie Garage Eatery, 1046 Central Ave., Ichiban Hibachi Steakhouse & Sushi Bar, 3187 University Ave., Loras College Campus Center, 1450 Alta Vista, Marco's, 2022 Central Ave., Monk's Kaffee Pub, 373 Bluff St., Old Chicago Pizza & Tap Room, 3100 Dodge St., Olive Garden, 3350 Dodge St., Paro Food Mart, 3200 Central Ave., Posh Lounge, 900 Central, Shot Tower Inn, 390 Locust St., Stone Cliff Winery, 600 Star Brewery Dr., Whiskey River, 1046 University Ave.

cc: Crenna Brumwell, City Attorney
Adrienne N. Breitfelder, City Clerk

TO: Michael C. Van Milligen, City Manager
FROM: Adrienne N. Breitfelder, City Clerk
DATE: April 4, 2025
SUBJECT: Retail Alcohol License Approvals for the following:

Special Event(s) per Special Event Application Submittal

Dubuque Main Street; 6-2-25 to 6-6-25 - 699 Main St.

Q Casino & Resort; 5-23-25 to 5-27-25, 6-27-25 to 7-1-25, 7-5-25 to 7-9-25,
7-19-25 to 7-23-25, 7-26-25 to 7-30-25, 8-15-25 to 8-28-25, 9-11-25 to 9-15-25 -
1855 Greyhound Park Rd. Parking Lot

Ownership Changes/Amendments

Gary Dolphin's Iron Bar-333 East 10th St.

INTRODUCTION

The purpose of this memorandum is to recommend the approval of the above noted retail alcohol license applications.

BACKGROUND

State and city codes require a retail alcohol license to sell beer, wine, or liquor within the city. The Iowa Department of Revenue Alcohol and Tax Compliance Division (Division) manages the application and licensing process. The Iowa Alcoholic Beverages Division (ABD) previously managed this process but was merged into the Iowa Department of Revenue in 2024, leading to a new division name. The Division works in coordination with cities, which serve as the local authority under State Code Chapter 123 on alcoholic beverage control. In Dubuque, the City Clerk's Office acts as the local authority for retail alcohol license applications, processing each application on the city's behalf. When an applicant applies for a retail alcohol license, they must receive approval from the local authority before the application is forwarded to the Division for further action.

DISCUSSION

The City Clerk's Office submits recommendations to the City Council for approval of all new retail alcohol license applications, additional privileges, and amendments. While new applications include special events, the City Clerk's Office highlights these separately in memos and resolutions for easy reference.

Per City Code §4-2B-9, City Council action is required before an application is submitted to the Division. However, §4-2B-9 also authorizes the City Clerk's Office to issue provisional approval for new and renewal applications before a regularly scheduled City Council meeting, provided the

applicant has met all city and state application and inspection requirements. Provisional approval is granted when necessary and is subsequently placed on the next City Council agenda for formal review and either approval or revocation. All applications listed above have met the relevant city and state requirements.

The Dubuque Police Department submits recommendations for retail alcohol license renewal applications via a separate memo in which they detail their annual calls for service on each establishment.

RECOMMENDATION

I respectfully request approval of the above noted retail alcohol license applications as submitted.

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Police Chief

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

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

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City; and

Whereas, the applicants have filed the proper fees and bonds to the Iowa Department of Revenue Alcohol and Tax Compliance Division and have otherwise complied with the requirements of the Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

Renewals	
Backpocket Dubuque	333 E 10th St., Ste A (Including Taproom & Western Premise)
Catfish Charlie's	1630 E 16th St.
Clarke University	1550 Clarke Dr.
Foodie Garage Eatery	1046 Central Ave.
Ichiban Habachi Steakhohouse & Sushi Bar	3187 University Ave.
Loras College Campus Center	1450 Alta Vista St.
Marco's Italian American Food	2022 Central Ave.
Monks Kaffee Pub	373 Bluff St.
Old Chicago Pizza and Taproom	3100 Dodge St.
Olive Garden Italian Restaurant 1516, The	3350 Dodge St.
Paro Food Mart	3200 Central Ave.
Posh Lounge	900 Central Ave.
Shot Tower Inn	390 Locust St.
Stone Cliff Winery/Dubuque Star Brewery	600 Star Brewery Dr. Suite 100
Whiskey River	1070 University Ave.

Special Event(s) per Special Event Application Submittal

Dubuque Main Street 6-2-25 to 6-6-25	699 Main St.
Q Casino & Resort; 5-23-25 to 5-27-25, 6-27-25 to 7-1-25, 7-5-25 to 7-9-25, 7-19-25 to 7-23-25, 7-26-25 to 7-30-25, 8-15-25 to 8-28-25, 9-11-25 to 9-15-25	1855 Greyhound Park Rd. Parking Lot

Ownership Changes/Amendments	
Gary Dolphin's Iron Bar	333 East 10th St.

Passed, approved, and adopted this 21st day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

TO: Mayor Brad M. Cavanagh and Members of the City Council

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Class "E" Retail Alcohol Licenses Automatically Renewed

DATE: April 4, 2025

§123.35 of the Code of Iowa details the renewal process for Class "E" Retail Alcohol Licenses as follows:

123.35 Expiration of licenses, permits, and certificates of compliance – automatic renewals.

....

2. Notwithstanding section 123.31 and any other provision of this chapter to the contrary, a class "E" retail alcohol license shall automatically renew without the endorsement of a local authority or approval by the administrator upon collection of the annual fee by the division, provided all of the following conditions are met since the preceding license was issued:

- a. The licensee has given written consent to the division to have the license automatically renewed as provided in this section.
- b. The license has not been suspended or revoked.
- c. A civil penalty has not been imposed against the licensee.
- d. An administrative proceeding is not pending against the licensee to suspend or revoke the license or to impose a civil penalty under this chapter.
- e. The licensee has not submitted payment for alcoholic liquor to the division that was subsequently dishonored.
- f. The licensee and all persons associated with the licensee as described in section 123.3, subsection 40, paragraph "e", have not been convicted of a violation of this chapter.
- g. The licensed premises constitutes a safe and proper place or building and conforms with all applicable federal, state, and local laws, orders, ordinances, rules, resolutions, and health and fire regulations.
- h. A local authority has not notified the division, in a manner established by the division and made available to local authorities, that automatic renewal should not occur and that further review of the licensee by the division and the applicable local authority is warranted.

Per §123.35, the following Class “E” Retail Alcohol permit holders are scheduled for permit renewal from the Iowa Department of Revenue Alcohol and Tax Compliance Division on or before the date specified below without the endorsement of the City of Dubuque as the local authority.

Name of Business DBA	Premise Address	Effective
BP Fuel	1450 Loras Blvd.	5/4/2025
Liquor, Tobacco & Grocery	1998 Jackson St.	5/8/2025
Super stop 3	2360 Central Ave.	6/1/2025

Prepared by: Trish Gleason, Assistant City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 11.

ITEM TITLE: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

SUMMARY: 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 Senate File 345

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

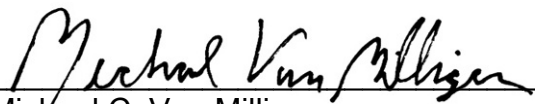
SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: April 15, 2025

City Clerk Adrienne Breitfelder is recommending City Council approval of retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products for the following retailers.

Location Name	Location Address	Application Type
Pink Clouds Smoke Shop	3301 Pennsylvania Ave.	Device Retailer Permit
Moondog Music	806 Wacker Dr. Ste 120	Device Retailer Permit
The Konnexion	1099 University Ave.	Tobacco Retail Permit
Moondog Music	806 Wacker Dr. Ste 120	Tobacco Retail Permit

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk



City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: April 4, 2025

Pursuant to Iowa Code §453A.47A, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, or vapor products at any place of business or through delivery sales. All permits provided for in Iowa Code §453A.47A expire on June 30 of each year and require payment of the applicable fee established in Iowa Code §453A.47A(7). The Iowa Department of Revenue implements the retail permit requirements of Iowa Code §453A.47A. The City Clerk's Office issues all permits for retailers located within city limits. As part of the retail permit process, the Iowa Department of Revenue requires applications be approved by the city council once the city receives the completed application and appropriate fee.

During the 2024 legislative session, the Iowa legislature enacted Senate File 345, which regulates and taxes the sale of devices effective January 1, 2025. Per the legislation, a "device" is defined as any equipment or product, made in whole or in part of glass or metal, that is designed for use in inhaling through combustion tobacco, hemp, other plant materials, or a controlled substance. Based on this legislation, we have included 'device' in the permit approval resolution and will indicate the permit type for which each business has applied.

Upon confirmation that the City Clerk's Office has received the completed applications through the State of Iowa's GovConnectIowa portal, I recommend approving retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products for the following retailers.

Location Name	Location Address	Application Type
Pink Clouds Smoke Shop	3301 Pennsylvania Ave.	Device Retailer Permit
Moondog Music	806 Wacker Dr. Ste 120	Device Retailer Permit
The Konnexion	1099 University Ave.	Tobacco Retail Permit
Moondog Music	806 Wacker Dr. Ste 120	Tobacco Retail Permit

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

APPROVING APPLICATIONS FOR RETAIL TOBACCO, TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS, VAPOR PRODUCTS, AND DEVICE PERMITS, AS REQUIRED BY IOWA CODE 453A.47A AND SENATE FILE 345

Whereas, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/Vapor Products/Device retail permits have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, applications are presented to City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Device/Tobacco/Nicotine/Vapor or retail permit.

<u>Location Name</u>	<u>Location Address</u>	<u>Application Type</u>
Pink Clouds Smoke Shop	3301 Pennsylvania Ave.	Device Retailer Permit
Moondog Music	806 Wacker Dr. Ste 120	Device Retailer Permit
The Konnexion	1099 University Ave.	Tobacco Retail Permit
Moondog Music	806 Wacker Dr. Ste 120	Tobacco Retail Permit

Passed, approved, and adopted this 21st day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE: 2025 Repair and Maintenance of the Iowa Street Parking Garage - Initiate Public Bidding Process and Setting Date for a Public Hearing

SUMMARY: City Manager recommending preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$4,011,300 for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, authorize initiating the bidding process and set a public hearing on May 5, 2025.

RESOLUTION 2025 Repair And Maintenance Of The Iowa Street Parking Garage: 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 May 5, 2025

ATTACHMENTS:

1. MVM Memo
2. 2025 Repair and Maintenance of the Iowa St Parking Garage - Set Public Hearing Initiate Bidding Staff Memo BS
3. 2025 Repair and Maintenance of the Iowa St Parking Garage - Initiate Set PH Resolution
4. 2025 Repair and Maintenance of the Iowa St Parking Garage - Notice of Hearing

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: 2025 Repair and Maintenance of the Iowa Street Parking Garage
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 4683000002

DATE: April 17, 2025

Transportation Services Director Ryan Knuckey recommends preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$4,011,300 for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, authorize initiating the bidding process and set a public hearing on May 5, 2025.

In 2022 the City issued a Request for Proposals for a Parking Ramp Maintenance Needs Assessment. In November of 2022 the City Council approved awarding of the contract to Desman, Inc. of Chicago, Illinois.

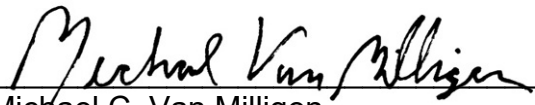
The Iowa Street Ramp condition assessment report completed by Desman indicated several areas in the Iowa Street parking ramp that need repairs and maintenance work. A professional services contract was signed with Desman to provide design and construction administration services for structural repairs.

The 2025 Repair and Maintenance of the Iowa Street Parking Garage will provide for slab-on-grade asphalt and concrete repairs, full depth pan joist slab repairs, partial depth concrete repairs on garage ramps, concrete curb island removal and replacement, form and pour joist repairs, form and pour beam repairs, column repairs, waterproofing repair and enhancements, new waterproofing membrane, stair tower repairs, installation of new supplemental floor drains on roof level, electrical upgrades including circuit conduit and feeders, lighting fixtures, plumbing upgrades including waste drains, piping, hose bibs, replacement of elevator pit pump and other miscellaneous work.

As part of the project, the bid documents will include alternates bid items. Based on the current estimate there will be sufficient funds to proceed with the Alternates option, however staff believe it is the City's best interest to receive bids that will be evaluated for potential consideration.

Based on the bids received, if the City elects not to select any alternatives the base bid will be used as the basis for the recommended award for this project.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Ryan Knuckey, Transportation Services Director
Jim Bousley, Project Manager
Gus Psihoyos, City Engineer
Bob Schiesl, Assistant City Engineer
Russ Stecklein, Operations Supervisor Transportation Services



TO: Michael C. Van Milligen, City Manager

FROM: Jim Bousley, Project Manager
Ryan Knuckey, Director of Transportation Services

DATE: April 15, 2025

SUBJECT: 2025 Repair and Maintenance of the Iowa Street Parking Garage
Initiate Public Bidding Process and Setting Date for a Public Hearing
Project No. 4683000002

INTRODUCTION

This memorandum requests the City Council authorize initiating the bidding process and set a public hearing on May 5, 2025, for the 2025 Repair and Maintenance of the Iowa Street Parking Garage.

BACKGROUND

In 2022 the City issued a Request for Proposals for a Parking Ramp Maintenance Needs Assessment. In November of 2022 the City Council approved awarding of the contract to Desman, Inc. of Chicago, Illinois.

The Iowa Street Ramp condition assessment report completed by Desman indicated several areas in the Iowa Street parking ramp that need repairs and maintenance work. A professional services contract was signed with Desman to provide design and construction administration services for structural repairs.

DISCUSSION

The 2025 Repair and Maintenance of the Iowa Street Parking Garage will provide for slab-on-grade asphalt and concrete repairs, full depth pan joist slab repairs, partial depth concrete repairs on garage ramps, concrete curb island removal and replacement, form and pour joist repairs, form and pour beam repairs, column repairs, waterproofing repair and enhancements, new waterproofing membrane, stair tower repairs, installation of new supplemental floor drains on roof level, electrical upgrades including circuit conduit and feeders, lighting fixtures, plumbing upgrades including waste drains, piping, hose bibs, replacement of elevator pit pump and other miscellaneous work.

ALTERNATE BID ITEMS

As part of the project, the bid documents will include alternates bid items. Based on the current estimate there will be sufficient funds to proceed with the Alternates option,

however staff believe it is the City's best interest to receive bids that will be evaluated for potential consideration.

Based on the bids received, if the City elects not to select any alternatives the base bid will be used as the basis for the recommended award for this project.

PROJECT SCHEDULE

The project development schedule is as follows:

Initiate Public Bidding Process & Notice of Public Hearing	April 21, 2025
Publish Notice to Bidders, Advertise for Bids	April 25,2025
Publish Notice of Public Hearing on Plans and Specs	April 25,2025
Prebid Meeting	April 30, 2025
Public Hearing on Plans and Specifications	May 5, 2025
Receipt of Bid Proposals (Bid Letting)	May 8, 2025
Award Construction Contract	May 19, 2025
Project Completion Date	October 31, 2025

RECOMMENDATION

I recommend preliminary approval of the proposed plans, specifications, form of contract and construction estimate for the 2025 Repair and Maintenance of the Iowa Street Parking Garage. I further recommend establishing the date of May 5, 2025, for the public hearing and authorizing the Engineering Department to advertise for bids for the project.

BUDGET IMPACT

The estimate of probable cost for the 2025 Repair and Maintenance of the Iowa Street Parking Garage is summarized as follows:

PROJECT COSTS	ESTIMATE
Construction Contract - Base Bid	\$ 4,011,300
Construction Contract - Alternate Bid	978,000
Contingency	523,000
Consultant Services Design - Desman	116,200
Consultant Services Construction - Desman	148,600
City Staff Services, Construction Administration & Inspection	70,000
Total Project Cost	\$ 5,847,100

The proposed funding for the project is summarized in the following table:

Project No.	Fund Description	Fund Amount
4683000002	Parking Ramp Maintenance (FY25)	\$ 5,213,362
4683000002	Parking Ramp Maintenance (FY26)	633,738
Total Project Funding		\$ 5,847,100

ACTION TO BE TAKEN

I respectfully request the City Council authorize the public bidding process and set a public hearing for May 5, 2025, and to approve the preliminary plans, specifications, form of contract and estimated cost for the 2025 Repair and Maintenance of the Iowa Street Parking Garage through the adoption of the attached resolution.

JDB/kb

cc: Bob Schiesl, Assistant City Engineer
Russ Stecklein, Operations Supervisor Transportation Services

RESOLUTION NO. _____ -25

2025 REPAIR AND MAINTENANCE OF THE IOWA STREET PARKING GARAGE

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

The proposed plans, specifications, form of contract and estimated cost for the 2025 Repair and Maintenance of the Iowa Street Parking Garage in the estimated base bid amount of \$4,011,300.00, are hereby preliminarily approved and ordered filed in the office of the City Clerk for public inspection.

A public hearing will be held on the 5th day of May, 2025, at 6:30 p.m. in the Historic Federal Building Council Chambers (and/or by virtual means) 350 W. 6th Street, Dubuque, Iowa, at which time interested persons may appear and be heard for or against the proposed plans and specifications, form of contract and estimated cost of said Project, and the City Clerk be and is hereby directed to cause the attached notice of the time and place of such hearing to be published in a newspaper having general circulation in the City of Dubuque, Iowa, which notice shall be published not less than four days nor more than twenty days prior to the date of such hearing. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the Project.

The 2025 Repair and Maintenance of the Iowa Street Parking Garage is hereby ordered to be advertised for bids for construction.

The amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders hereby approved.

The City Engineer is hereby directed to advertise for bids for the construction of the improvements herein provided, by publishing the Notice to Bidders to be published on the City of Dubuque website and a contractor plan room service with statewide circulation, which notice shall be published not less than thirteen but not more than forty-five days before the date for filing bids before 2:00 p.m. on the 8th day of May 2025. Bids shall be opened and read by the City Clerk at said time and will be submitted to the City Council for final action at 6:30 p.m. on the 19th day of May 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, Iowa.

Passed, adopted and approved this the 21st day of April 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breitfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the proposed plans, specifications, form of contract and estimated cost for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, in accordance with the provisions of Chapter 26, Code of Iowa, on the 5th day of May, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa.

Said proposed plans, specifications, form of contract and estimated cost are now on file in the office of the City Clerk.

The scope of the Project is as follows: The project includes slab-on-grade asphalt and concrete repairs, full depth pan joist slab repairs, partial depth concrete repairs on garage ramps, concrete curb island removal and replacement, form and pour joist repairs, form and pour beam repairs, column repairs, waterproofing repair and enhancements, new waterproofing membrane, stair tower repairs, installation of new supplemental floor drains on roof level, electrical upgrades including circuit conduit and feeders, lighting fixtures, plumbing upgrades including waste drains, piping, hose bibs, replacement of elevator pit pump and other miscellaneous work shown on the drawings or in the specifications and not otherwise enumerated in bid items.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21st day of April 2025.

Adrienne N. Breittfelder, CMC, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	Resolution Setting Public Hearing on a Proposed Development Agreement with FitzGerald EnterpriZes, L.L.C.
SUMMARY:	City Manager recommending City Council set a public hearing for May 5, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C. for the redevelopment of 2400 Central Avenue. 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 Fitzgerald EnterpriZes, L.L.C., 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 May 5, 2025
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Development Agreement 4. Resolution 5. Notice of Hearing

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Setting Public Hearing on a Proposed Development Agreement with FitzGerald EnterpriZes, L.L.C.

DATE: April 17, 2025

Economic Development Director Jill Connors recommends setting a public hearing for May 5, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C. for the redevelopment of 2400 Central Avenue.

FitzGerald EnterpriZes, L.L.C., managed by local developer Kyle Fitzgerald, submitted an application for housing creation incentives for the property at 2400 Central Avenue. The property has been in decline for many years due to the increasing cost of improvements needed to stabilize and rehabilitate the structure.

Developer is proposing to create three new residential rental units on the second and third floors. Additionally, the commercial space is to be rehabilitated to accommodate a Cedar Rapids food service industry looking to establish a presence in the Dubuque market.

Key elements of the Development Agreement are as follows:

1. Developer to make a capital investment of approximately \$500,000 dollars to create three new residential rental units and rehabilitate the commercial space to support a food service industry tenant.
2. City to award a Downtown Housing Creation Grant in an amount not to exceed \$30,000 (\$10,000 per unit up to 3 units).
3. City to award a 15-year tax increment financing incentive in the form of semi-annual rebates. The tax increment financing incentive is estimated to not exceed \$150,000.

The Central Avenue Corridor is a key priority for the Dubuque City Council. Investing in the revitalization of a mixed-use property in this section of Central Avenue is crucial. A successful rehabilitation of this property would support City investments previously made in the 2900 block as well as private investments being made further south between the 1800 and 1400 blocks.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution Setting Public Hearing on a Proposed Development Agreement with FitzGerald EnterpriZes, L.L.C.

DATE: April 15, 2025

INTRODUCTION

This memorandum presents for your review and approval a resolution setting a public hearing for a proposed Development Agreement by and between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C. for the redevelopment of 2400 Central Avenue.

BACKGROUND

FitzGerald EnterpriZes, L.L.C., managed by local developer Kyle Fitzgerald, submitted an application for housing creation incentives for the property at 2400 Central Avenue. The property has been in decline for many years due to the increasing cost of improvements needed to stabilize and rehabilitate the structure.

DISCUSSION

Developer is proposing to create three new residential rental units on the second and third floors. Additionally, the commercial space is to be rehabilitated to accommodate a Cedar Rapids food service industry looking to establish a presence in the Dubuque market.

Key elements of the Development Agreement are as follows:

1. Developer to make a capital investment of approximately \$500,000 dollars to create three new residential rental units and rehabilitate the commercial space to support a food service industry tenant.
2. City to award a Downtown Housing Creation Grant in an amount not to exceed \$30,000 (\$10,000 per unit up to 3 units).

3. City to award a 15-year tax increment financing incentive in the form of semi-annual rebates. The tax increment financing incentive is estimated to not exceed \$150,000.

The Development Agreement requires Developer to accept applications from prospective tenants with housing choice vouchers (issued under the U.S. HUD's Section 8 voucher program or a similar program) that are otherwise qualified prospective tenants.

The Central Avenue Corridor is a key priority for the Dubuque City Council. Investing in the revitalization of a mixed-use property in this section of Central Avenue is crucial. A successful rehabilitation of this property would support City investments previously made in the 2900 block as well as private investments being made further south between the 1800 and 1400 blocks.

RECOMMENDATION

I recommend City Council adopt the attached resolution setting a public hearing for May 5, 2025 on the proposed Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF).

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
FITZGERALD ENTERPRIZES, L.L.C.**

This Development Agreement (Agreement) dated for reference purposes the _____ day of _____, 2025 is made and entered into by and between the City of Dubuque, Iowa (City), and FitzGerald EnterpriZes, L.L.C. (Developer).

WHEREAS, Developer is the owner of the real estate locally known as 2400 Central Avenue, Dubuque, Iowa and legally described as follows (the Property):

Lot 1 of Lot 1 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 1 of Lot 170, and Lot 1 of Lot 1 of Lot 171, all in L.H. Langworthy's Addition to the City of Dubuque, Iowa, according to the recorded Plats thereof.

; and

WHEREAS, the Property is located in the Greater Downtown Urban Renewal District (the District) which has been so designated by City Council Resolution 123-67, on May 18, 1967 as a slum and blighted area (the Project Area) defined by Iowa Code Chapter 403 (the Urban Renewal Law); and

WHEREAS, Developer will undertake the redevelopment of a building (the Building) located on the Property (the Project) and will be operating the same during the term of this Agreement; and

WHEREAS, the Building is historically significant and it is in the City's best interest to preserve the Building; and

WHEREAS, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967 and last amended on September 3, 2024, City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended; and

WHEREAS, the Dubuque City Council believes it is in the best interests of the City to encourage Developer in the development of the Property by providing certain incentives as set forth herein.

NOW, THEREFORE, the parties to this Development Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

SECTION 1. REPRESENTATIONS AND WARRANTIES

1.1 Representations and Warranties of City. In order to induce Developer to enter into this Agreement, City hereby represents and warrants to Developer that to the best of City's knowledge:

- (1) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at the time of closing confirming the representations contained herein, in the form attached hereto as Exhibit A.
- (2) City shall exercise its best efforts to cooperate with Developer in the development process.
- (3) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.
- (4) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the charter of City, any evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.
- (5) There are no actions, suits or proceedings pending or threatened against or affecting City in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the financial position or operations of City, or which affects the validity of the Agreement or City's ability to perform its obligations under this Agreement.
- (6) No ordinance or hearing is now before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen,

modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(7) The representations and warranties contained in this section shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date.

(8) As of the date of this Agreement there has been prepared and approved by City an Urban Renewal Plan for the Project Area consisting of the Urban Renewal Plan for the Greater Downtown Urban Renewal Plan, most recently approved by City Council of City on September 3, 2024, and as subsequently amended through and including the date hereof, attached as Exhibit E (the Urban Renewal Plan). A copy of the Urban Renewal Plan, as constituted on the date of this Agreement and in the form attached hereto, has been recorded among the land records in the office of the Recorder of Dubuque County, Iowa.

1.2 Representations and Warranties of Developer. The Developer makes the following representations and warranties:

(1) Developer is a limited liability corporation duly organized and validly existing under the laws of the State of Iowa and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

(2) This Agreement has been duly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally. Developer's counsel shall issue a legal opinion to City, at the time of closing, confirming the representations contained herein, in the form attached hereto as Exhibit B.

(3) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the

articles of incorporation or the bylaws of Developer or any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.

(4) There are no actions, suits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business, financial position or result of operations of Developer or which affects the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

(5) Developer will perform its obligations under this Agreement in accordance with the material terms of this Agreement, the Urban Renewal Plan and all local, state and federal laws and regulations.

(6) Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all material requirements of all applicable local, state, and federal laws and regulations which must be obtained or met.

(7) Developer has firm commitments for permanent financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the requirements of this Agreement and shall provide evidence thereof to City prior to the Public Hearing.

1.3 Closing. The closing shall take place on the Closing Date which shall be the 27th day of April, 2025, or such other date as the parties shall agree in writing but in no event shall the Closing Date be later than the 31st day of May, 2025. Consummation of the closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing shall have been satisfied or waived.

1.4 Conditions to Closing. The closing of the transaction contemplated by this Agreement and all the obligations of Developer under this Agreement are subject to fulfillment, on or before the Closing Date, of the following conditions:

(1) The representations and warranties made by City in Section 1.1 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time. At the closing, City shall deliver a certificate to that effect in the form of Exhibit C.

(2) Developer shall have the right to terminate this Agreement at any time prior to the consummation of the closing on the Closing Date if Developer determines in its sole discretion that conditions necessary for the successful completion of the Project contemplated herein have not been satisfied in Developer's sole discretion. Upon the giving notice of termination by Developer to City, this Agreement shall be deemed null and void.

(3) Developer and City shall be in material compliance with all the terms and provisions of this Agreement.

(4) Developer shall have furnished City with evidence, in a form satisfactory to City (such as a letter of commitment from a bank or other lending institution), that Developer has firm financial commitments in an amount sufficient, together with equity commitments, to complete the Minimum Improvements (as defined herein) in conformance with the Construction Plans (as defined herein), or City shall have received such other evidence of Developer's financial ability as City in its reasonable judgment City requires.

(5) Developer's counsel shall issue a legal opinion to City confirming the representations contained herein in the form attached hereto as Exhibit B.

1.5 City's Obligations at Closing. At or prior to the Closing Date, City shall deliver to Developer such other documents as may be required by this Agreement, all in a form satisfactory to Developer.

SECTION 2. DEVELOPMENT ACTIVITIES

2.1 Required Minimum Improvements. Developer will make a capital investment of approximately Six Hundred Thousand Dollars (\$500,000.00) to improve the Building (the Minimum Improvements). The Minimum Improvements include creating three (3) new residential market rate units..

2.2 Plans for Construction of Minimum Improvements. Plans and specifications with respect to the development of the Property and the construction of the Minimum Improvements thereon (the Construction Plans) shall be in conformity with Urban Renewal Plan, this Agreement, and all applicable state and local laws and regulations, including but not limited to any covenants, conditions, restrictions, reservations, easements, liens and charges, recorded in the records of Dubuque County, Iowa. Developer shall submit to City, for approval by City, plans, drawings, specifications, and related documents with respect to the improvements to be constructed by Developer on the Property. All work with respect to

the Minimum Improvements shall be in substantial conformity with the Construction Plans approved by City.

2.3 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall begin by November 1, 2024, and shall be substantially completed by December 31, 2025. The time for the performance of these obligations shall be suspended due to unavoidable delays meaning delays, outside the control of the party claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

2.4 Certificate of Completion. Promptly following the request of Developer upon completion of the Minimum Improvements, City shall furnish Developer with an appropriate instrument so certifying. Such certification (the Certificate of Completion) shall be in the form attached as Exhibit G and shall be a conclusive determination of the satisfaction of Developer's obligations to make the Minimum Improvements under this Agreement and completion of the Minimum Improvements by Developer as required by this Agreement.

2.5 Security Cameras. Developer shall install security cameras on the exterior of all buildings on the Property and register said cameras with the "Secure Dubuque Personal Surveillance System" described at <https://cityofdubuque.org/2980/Secure-Dubuque>.

SECTION 3. CITY PARTICIPATION

3.1 Economic Development Grants to Developer. For and in consideration of Developer's obligations hereunder, and in furtherance of the goals and objectives of the urban renewal plan for the Project Area and the Urban Renewal Law, City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to make thirty (30) consecutive semi-annual payments (such payments being referred to collectively as the Economic Development Grants) to Developer:

November 1, 2027	May 1, 2028
November 1, 2028	May 1, 2029
November 1, 2029	May 1, 2030
November 1, 2030	May 1, 2031
November 1, 2031	May 1, 2032

November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041
November 1, 2041	May 1, 2042

pursuant to Iowa Code Section 403.9 of the Urban Renewal Law, in amounts equal to a portion of the tax increment revenues collected by City under Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Minimum Improvements constructed by Developer (the Developer Tax Increments). For purposes of calculating the amount of the Economic Development Grants provided in this Section, the Developer Tax Increments shall be only those tax increment revenues collected by City in respect of the increase in the assessed value of the Property above the assessed value on January 1, 2024 (\$236,700). The Developer Tax Increments shall not include (i) any property taxes collected for the payment of bonds and interest of each taxing district, (ii) any taxes for the regular and voter-approved physical plant and equipment levy, (iii) the remaining actual amount of tax increment revenues collected by City in respect of the valuations of the Property prior to January 1, 2024 and (iv) any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

3.2 To fund the Economic Development Grants, City shall certify to the County prior to December 1, 2025 its request for the available Developer Tax Increments resulting from the assessments imposed by the County as of January 1 of that year and each year thereafter until and including January 1, 2025, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to the Developer on November 1 and May 1 of that fiscal year. (Example: if City certifies in December, 2025, the Economic Development Grants in respect thereof would be paid to the Developer on November 1, 2027, and May 1, 2028.)

3.3 The Economic Development Grants shall be payable from and secured solely and only by the Developer Tax Increments paid to City that, upon receipt, shall be deposited and held in a special account created for such purpose and designated as the FitzGerald

EnterpriZes TIF Account of City. City hereby covenants and agrees to maintain its TIF ordinance in force during the term hereof and to apply the incremental taxes collected in respect of the Minimum Improvements and allocated to the FitzGerald EnterpriZes TIF Account to pay the Economic Development Grants, as and to the extent set forth in Section 3.1 hereof. The Economic Development Grants shall not be payable in any manner by other tax increments revenues, or by general taxation or from any other City funds. City makes no representation with respect to the amounts that may be paid to Developer as the Economic Development Grants in any one year and under no circumstances shall City in any manner be liable to Developer so long as City timely applies the Developer Tax Increments actually collected and held in the FitzGerald EnterpriZes TIF Account (regardless of the amounts thereof) to the payment of the Economic Development Grants to Developer as and to the extent described in this Section.

3.4 City shall be free to use any and all tax increment revenues collected in respect of other properties within the Project Area and the remaining actual amount of the property taxes paid by Developer to City, or any available Developer Tax Increments resulting from the termination of the annual Economic Development Grants under Section 3.1 hereof, for any purpose for which such tax increment revenues may lawfully be used pursuant to the provisions of the Urban Renewal Law, and City shall have no obligations to Developer with respect to the use thereof.

3.5 Downtown Housing Incentive.

(1) City agrees to provide to Developer on the terms and conditions set forth in the Downtown Housing Incentive Program attached hereto as Exhibit F, a grant in an amount not to exceed Thirty Thousand Dollars (\$30,000.00) (the Grant).

(2) Grant funds will not be disbursed to Developer until City has issued a Certificate of Completion for the Project. The Grant shall be paid in Ten Thousand Dollar (\$10,000.00) payments for each apartment that receives a Certificate of Completion up to a maximum of three apartments. Prior to the disbursement of any funds, Developer shall provide evidence satisfactory to City that the Minimum Improvements have been completed in accordance with the Plans and other documentation submitted to City with the Downtown Housing Assistance application.

3.6 Payment of the Grants. The Grants shall be payable as follows:

(1) Any and all portions of the Grant shall be funded solely and only from available Program funds; and

- (2) Prior to the release of any grant funds, (i) Developer shall have submitted documentation of its eligible expenses under the corresponding eligible activity; and
- (3) City shall have issued a Certificate of Completion; and
- (4) The Grant funds shall be disbursed directly to Developer.

SECTION 4. NON- APPROPRIATION / LIMITED SOURCE OF FUNDING.

4.1 Non-Appropriation.

(1) Notwithstanding anything in this Agreement to the contrary, the obligation of City to pay any installment of the Economic Development Grants from the pledged tax increment revenues shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of City as provided in this Section. City may exercise its right of non-appropriation as to the amount of the installments to be paid during any fiscal year during the term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring City's election to non-appropriate funds otherwise required to be paid in the next fiscal year under this Agreement.

(2) In the event the City Council of City elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the installments on the Economic Development Grants due and payable in that future fiscal year, then City shall have no further obligation to Employer or Developers for the payment of any installments due in that future fiscal year which cannot be paid with the funds then appropriated for that purpose.

4.2 The right of non-appropriation reserved to City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that City's obligation to pay future installments on the Economic Development Grants shall not constitute a legal indebtedness of City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of City, the enforcement of the said provision shall be suspended,

and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable.

SECTION 5. COVENANTS OF DEVELOPER

5.1 The Minimum Improvements shall conform to the U.S. Secretary of the Interior's Standards for Rehabilitation.

5.2. Operation of Property.

(1) Housing Vouchers. For and in consideration of the Grant offered under this Agreement, during the operation of the Development Property as a rental residential property, Developer shall accept, or cause to be accepted, applications from prospective tenants with housing vouchers issued under the U.S. HUD's Section 8 voucher program or a similar program who are otherwise qualified prospective tenants. Developer shall not deny any tenant a lease based on a public assistance source of income. A public assistance source of income means income and support derived from any tax supported federal, state or local funds, including, but not limited to, social security, supplemental security income, temporary assistance for needy families, family investment program, general relief, food stamps, and unemployment compensation, housing choice voucher subsidies and similar rent subsidy programs. This Section 5.2 shall survive the termination of this Agreement. If Developer or Developer's successors or assigns violates the requirements of this Section 5.2 as determined by the City Manager in the City Manager's sole discretion after the termination of this Agreement, Developer or Developer's successors or assigns shall not be eligible for any City financial assistance programs.

(2) Short-Term Rental. For and in consideration of the Grant offered under this Agreement, during the operation of the Development Property as residential rental property and during the term of this Agreement, no residential rental unit shall be leased to any tenant for an initial term of fewer than thirty (30) days, and no portion of the Development Property may be used for short-term rental purposes. Developer agrees to include similar prohibitions regarding short-terms rentals in each lease agreement for each residential rental unit of the Development Property during the term of this Agreement. Developer further agrees to include such prohibitions in each and every lease agreement for any residential rental unit of the Development

Property for so long as any single residential rental unit of the Development Property remains subject to the terms and conditions of this Agreement.

5.3 Books and Records. During the term of this Agreement, Developer shall keep at all times and make available to City upon reasonable request proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer in accordance with generally accepted accounting principles consistently applied throughout the period involved, and Developer shall provide reasonable protection against loss or damage to such books of record and account.

5.4 Real Property Taxes. Developer shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Property unless Developer's obligations have been assumed by another person pursuant to the provisions of this Agreement.

5.5 No Other Exemptions. During the term of this Agreement, Developer agrees not to apply for any state or local property tax exemptions which are available with respect to the Property or the Minimum Improvements located thereon that may now be, or hereafter become, available under state law or city ordinance during the term of this Agreement, including those that arise under Iowa Code Chapters 404 and 427, as amended.

5.6 Insurance Requirements.

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements and at its sole cost and expense builder's risk insurance, written on a Completed Value Form in an amount equal to one hundred percent (100%) of the Building (including Minimum Improvements) replacement value when construction is completed, naming City as a lender loss payable. Coverage shall include the "special perils" form and developer shall furnish City with proof of insurance in the form of a certificate of insurance.

(2) Upon completion of construction of the Minimum Improvements and up to the Termination Date, Developer shall maintain, or cause to be maintained, at its cost and expense property insurance against loss and/or damage to the Building (including the Minimum Improvements) under an insurance policy written with the "special perils" form and in an amount not less than the full insurable replacement value of the Building (including the Minimum Improvements), listing City as lender loss payable. Developer shall furnish to City proof of insurance in the form of a certificate of insurance.

(3) The term "replacement value" shall mean the actual replacement cost of the building with Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be reasonably determined from time to time at the request of City, but not more frequently than once every three (3) years.

(4) Developer shall notify City immediately in the case of damage exceeding Fifty Thousand Dollars (\$50,000) in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Net proceeds of any such insurance (Net Proceeds), shall be paid directly to Developer as its interests may appear, and Developer shall forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer shall apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof, subject, however, to the terms of any mortgage encumbering title to the Property (as its interests may appear). Developer shall complete the repair, reconstruction and restoration of Minimum Improvements whether or not the Net Proceeds of insurance received by Developer for such purposes are sufficient.

5.7 Preservation of Property. During the term of this Agreement, Developer shall maintain, preserve and keep, or cause others to maintain, preserve and keep, the Minimum Improvements in good repair and working order, ordinary wear and tear accepted, and from time to time shall make all necessary repairs, replacements, renewals and additions.

5.8 Non-Discrimination. In carrying out the project, Developers shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

5.9 Conflict of Interest. Developer agrees that no member, officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project, or in any activity, or benefit therefrom, which is part of this project at any time during or after such person's

tenure. In connection with this obligation, Developer shall have the right to rely upon the representations of any party with whom it does business and shall not be obligated to perform any further examination into such party's background.

5.10 Non-Transferability. Until such time as the Minimum Improvements are complete (as certified by City under Section 2.5), this Agreement may not be assigned by Developer nor may the Property be transferred by Developer to another party. Thereafter, with the prior written consent of City, which shall not be unreasonably withheld, Developer shall have the right to assign this Agreement, and upon assumption of the Agreement by the assignee, Developer shall no longer be responsible for its obligations under this Agreement.

5.11 No change in Tax Classification. Developer agrees that it will not take any action to change, or otherwise allow, the classification of the Property for property tax purposes to become other than commercial property and to be taxed as such under Iowa law. This restriction shall terminate upon the termination of this Agreement. However, Developer may apply for a reclassification of the Property in the event Iowa law is modified to allow a building containing four apartments within one building to be classified as residential for property tax purposes.

5.12 Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property or any part thereof, for the duration of this Agreement, that they, and their respective successors and assigns, shall:

(1) Devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan (and City represents and agrees that use of the Property as a restaurant and upper-story housing, is in full compliance with the Urban Renewal Plan) (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same); and

(2) Not discriminate upon the basis of race, religion, color, sex, sexual orientation, gender identity, national origin, age or disability in the sale, lease, rental, use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof (however, Developer shall not have any liability to City to the extent that a successor in interest shall breach this covenant and City shall seek enforcement of this covenant directly against the party in breach of same).

5.13 Compliance with Laws. Developer shall comply with all laws, rules and regulations relating to its businesses, other than laws, rules and regulations the failure to comply with

or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, financial or otherwise, of Developer.

SECTION 6. EVENTS OF DEFAULT AND REMEDIES

6.1 Events of Default Defined. The following shall be Events of Default under this Agreement and the term Event of Default shall mean, whenever it is used in this Agreement, any one or more of the following events:

- (1) Failure by Developer to pay or cause to be paid, before delinquency, all real property taxes assessed with respect to the Minimum Improvements and the Property.
- (2) Failure by Developer to cause the construction of the Minimum Improvements to be commenced and completed pursuant to the terms, conditions and limitations of this Agreement.
- (3) Transfer of any interest by Developer of the Minimum Improvements in violation of the provisions of this Agreement prior to the issuance of the final Certificate of Completion.
- (4) Failure by Developer or City to substantially observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

6.2. Remedies on Default by Developer. Whenever any Event of Default referred to in Section 5.1 of this Agreement occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of written notice by City to Developer (and the holder of any mortgage encumbering any interest in the Property of which City has been notified of in writing) of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default cannot be cured within sixty (60) days and Developer does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

- (1) City may suspend its performance under this Agreement until it receives assurances from the Developer deemed adequate by City, that the Developer will cure its default and continue its performance under this Agreement;
- (2) Until the Closing Date, City may cancel and rescind this Agreement;

(3) Until issuance of the Certificate of Completion, City shall be entitled to recover from Developer the sum of all amounts expended by City in connection with the funding of the Downtown Rehab Loan/Grant and Economic Development Grant to Developer and City may take any action, including any legal action it deems necessary, to recover such amounts from the Developer;

(4) City may withhold the Certificate of Completion; or

(5) City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

6.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

6.4 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

6.5 Agreement to Pay Attorneys' Fees and Expenses. If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs of litigation from the other party. Such fees and costs of litigation may be set by the court in the trial of such action or by the arbitrator, as the case may be, or may be enforced in a separate action brought for that purpose. Such fees and costs of litigation shall be in addition to any other relief that may be awarded.

6.6 Remedies on Default by City. If City defaults in the performance of this Agreement, Developer may take any action, including legal, equitable or administrative action that may appear necessary or desirable to collect any payments due under this Agreement, to recover expenses of Developer, or to enforce performance and observance of any obligation, agreement, or covenant of City under this Agreement. Developer may suspend their performance under this Agreement until they receive assurances from City, deemed

adequate by Developer, that City will cure its default and continue its performance under this Agreement.

SECTION 7. GENERAL TERMS AND PROVISIONS

7.1 Notices and Demands. Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be deemed to have been properly given if and when delivered in person or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

If to Developer: Kyle Fitzgerald
FitzGerald EnterpriZes, L.L.C.
13750 Nolan Lane
Peosta, Iowa 52068

With copy to: Freund Law Firm, P.C.
John D. Freund
1005 Main Street, STE 200
Dubuque, IA 52001

If to City: City Manager
50 W. 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4110
Fax: (563) 589-4149

With copy to: City Attorney
City Hall
50 W. 13th Street
Dubuque IA 52001

or at such other address with respect to either party as that party may, from time to time designate in writing and forward to the other as provided in this Section.

7.2 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of City and Developer and their respective successors and assigns.

7.3 Force Majeure. A party shall be excused from its obligations under this Agreement if and to the extent and during such time as the party is prevented, impeded, or hindered,

unable to perform its obligations or is delayed in doing so due to events or conditions outside of the party's reasonable control and after the party has taken reasonable steps to avoid or mitigate such event or its consequences (each a "Force Majeure Event") including, without limitation in any way, as the result of any acts of God, war, fire, or other casualty, riot, civil unrest, extreme weather conditions, terrorism, strikes and/or labor disputes, pandemic, epidemic, quarantines, government stay-at-home orders, municipal and other government orders, failure of Internet, or other matter beyond the control of such party. Upon the occurrence of a Force Majeure Event, the party incurring such Force Majeure Event will promptly give notice to the other party identifying the Force Majeure Event, explaining how it impacts performance and the estimated duration, identifying the relief requested, agreeing to limit damages to the other party and to immediately resume performance upon termination of the Force Majeure Event, and agreeing to supplement the notice as more information becomes available, and thereafter the parties shall meet and confer in good faith in order to identify a cure of the condition affecting its performance as expeditiously as possible. No obligation to make a payment required by this Agreement is excused by a Force Majeure Event. The nonperforming party shall not be entitled to any damages or additional payments of any kind for any such delay.

7.4 Termination Date. This Agreement and the rights and obligations of the parties hereunder shall terminate on December 31, 2042 (the Termination Date).

7.5 Execution by Facsimile. The parties agree that this Agreement may be transmitted between them by facsimile machine. The parties intend that the faxed signatures constitute original signatures and that a faxed Agreement containing the signatures (original or faxed) of all the parties is binding on the parties.

7.6 Memorandum of Development Agreement. Developer shall promptly record a Memorandum of Development Agreement in the form attached hereto as Exhibit D in the office of the Recorder of Dubuque County, Iowa. Developer shall pay the costs for so recording.

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and attested to by its City Clerk and Developer has caused this Agreement to be duly executed on or as of the first above written.

CITY OF DUBUQUE, IOWA

FITZGERALD ENTERPRIZES, L.L.C.

By _____

By  _____

Brad M. Cavanagh, Mayor

Kyle Fitzgerald, Member

Attest:

Adrienne N. Breitfelder, City Clerk

LIST OF EXHIBITS

- EXHIBIT A City Attorney's Certificate
- EXHIBIT B Opinion of Developer's Counsel
- EXHIBIT C City Certificate
- EXHIBIT D Memorandum of Development Agreement
- EXHIBIT E Urban Renewal Plan
- EXHIBIT F Downtown Housing Incentive Program
- EXHIBIT G Certificate of Completion

EXHIBIT A

CITY ATTORNEY'S CERTIFICATE

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org



(DATE)

RE:

Dear _____:

I have acted as counsel for the City of Dubuque, Iowa, in connection with the execution and delivery of a certain Development Agreement between FitzGerald EnterpriZes, L.L.C. (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

The City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and has full power and authority to execute, deliver and perform its obligations under this Agreement, and to the best of my knowledge, the representations of the City Manager in his letter dated the ____ day of _____, 20__, are correct.

Very sincerely,

Barry A. Lindahl, Esq.
City Attorney

BAL:JLM

EXHIBIT B

OPINION OF DEVELOPER'S COUNSEL

Mayor and City Councilmembers
City Hall
13th and Central Avenue
Dubuque IA 52001

Re: Development Agreement Between the City of Dubuque, Iowa and

Dear Mayor and City Councilmembers:

We have acted as counsel for FitzGerald EnterpriZes, L.L.C., in connection with the execution and delivery of a certain Development Agreement (Development Agreement) between Developer and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

We have examined the original certified copy, or copies otherwise identified to our satisfaction as being true copies, of the Development Agreement and such other documents and records as we have deemed relevant and necessary as a basis for the opinions set forth herein.

Based on the pertinent law, the foregoing examination and such other inquiries as we have deemed appropriate, we are of the opinion that:

1. Developer is a limited liability company organized and existing under the laws of the State of Iowa and has full power and authority to execute, deliver and perform in full the Development Agreement. The Development Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

2. To our actual knowledge with no duty to inquire, the execution, delivery and performance by Developer of the Development Agreement and the carrying out of the terms thereof, will not result in violation of any provision of, or in default under, the articles of incorporation and bylaws of Developer, any indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, order, statute, rule, regulation or restriction to which Developer is a party or by which Developer's property is bound or subject.

3. To our actual knowledge with no duty to inquire, there are no actions, suits or

proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or the Developer's ability to perform Developer's obligations thereunder.

This opinion is rendered for the sole benefit of the City of Dubuque and no other party may rely on this opinion.

This opinion is rendered and valid as of the date of this letter and we have no duty to update this opinion for any matters which come to our knowledge after the date of this letter.

Sincerely,

EXHIBIT C
CITY CERTIFICATE



City Manager's Office
City Hall
50 West 13th Street
Dubuque, Iowa 52001-4864
(563) 589-4110 office
(563) 589-4149 fax
ctymgr@cityofdubuque.org

(DATE)

Dear _____:

I am the City Manager of the City of Dubuque, Iowa and have acted in that capacity in connection with the execution and delivery of a certain Development Agreement between FitzGerald EnterpriZes, L.L.C. (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

On behalf of the City of Dubuque, I hereby represent and warrant to Developer that:

- (1) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement and that it has full power and authority to execute, deliver and perform its obligations under this Agreement. City's attorney shall issue a legal opinion to Developer at time of closing confirming the representation contained herein, in the form attached hereto as Exhibit B.
- (2) City shall exercise its best efforts to cooperate with Developer in the development process.
- (3) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.
- (4) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the charter of City, any evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it or its property is bound, or

constitute a default under any of the foregoing.

(5) There are no actions, suits or proceedings pending or threatened against or affecting City in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the financial position or operations of City or which affects the validity of the Agreement or City's ability to perform its obligations under this Agreement.

(6) No ordinance or hearing is now or before any local governmental body that either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

(7) The representations and warranties contained in this article shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date.

Sincerely,

Michael C. Van Milligen
City Manager

MCVM:JLM

EXHIBIT D

MEMORANDUM OF DEVELOPMENT AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MEMORANDUM OF DEVELOPMENT AGREEMENT

A Development Agreement by and among the City of Dubuque, Iowa, an Iowa municipal corporation, of Dubuque, Iowa, and FitzGerald EnterpriZes, L.L.C. was made regarding the following described premises:

Lot 1 of Lot 1 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 1 of Lot 170, and Lot 1 of Lot 1 of Lot 171, all in L.H. Langworthy's Addition to the City of Dubuque, Iowa, according to the recorded Plats thereof.

The Development Agreement is dated for reference purposes the ____ day of _____, 20__, and contains covenants, conditions, and restrictions concerning the sale and use of said premises.

This Memorandum of Development Agreement is recorded for the purpose of constructive notice. In the event of any conflict between the provisions of this Memorandum and the Development Agreement itself, executed by the parties, the terms and provisions of the Development Agreement shall prevail. A complete counterpart of the Development Agreement, together with any amendments thereto, is in the possession of the City of Dubuque and may be examined at its offices as above provided.

Dated this ____ day of _____, 20__.

CITY OF DUBUQUE, IOWA

By _____
Barry A. Lindahl, Senior Counsel

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____day of _____, 20__, before me, a Notary Public in and for the State of Iowa, in and for said county, personally appeared Barry A. Lindahl, Esq., to me personally known, who being by me duly sworn did say that he is the Senior Counsel of the City of Dubuque, a Municipal Corporation, created and existing under the laws of the State of Iowa, and said Senior Counsel acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public, State of Iowa

EXHIBIT E

URBAN RENEWAL PLAN

(on file in City Clerk's office, 50 W. 13th Street, Dubuque, IA 52001)

EXHIBIT F

DOWNTOWN HOUSING INCENTIVE PROGRAM

DOWNTOWN HOUSING INCENTIVE PROGRAM

Projects eligible to receive assistance from this established pool of funds must meet the following requirements:

- The project must assist in the creation of new market-rate downtown rental and/or owner-occupied residential units within the Greater Downtown Urban Renewal District (see attached map) and have timely commencement & completion dates identified.
- The project must be the rehabilitation of an existing structure.
- Within the Washington Neighborhood, rental units must be located above a commercial component on the first floor of the building unless the project is rehabilitating or reusing a former church or school building.
- Exterior alterations are subject to design review and approval. The *Historic District Guidelines* shall apply to projects located in Historic Preservation District. The *Downtown Design Guidelines* shall apply to all other project locations. Projects which conform to the applicable guidelines may be reviewed and approved by the City Planner. Projects that do not strictly conform to the applicable guidelines will be forwarded to the Historic Preservation Commission (HPC) for consideration. New construction or substantial rehabilitation projects may also be considered by the HPC. The process for review is at the discretion of the City Planner. Guidelines can be viewed and downloaded at <http://cityofdubuque.org/1295/Design-Guidelines>.
- Any signs on the property that do not comply with City zoning regulations and design guidelines must be included in the design review and improved to comply with applicable City Codes. Submittal must include the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed.
- A detailed rendering/drawing of the proposed project must be included. The plans should include dimensions and architectural details and label materials. Plans prepared by a design professional (e.g. architect or draftsman) are strongly recommended. Applications without detailed drawings will not be considered complete and will not be accepted by the City.
- Deviation from an approved project plan may disqualify the project from the program.
- City funded projects may be required to meet sound proofing, lighting, security, or other standards – as determined by the City of Dubuque following an internal neighborhood impact study – particularly when units are located in mixed-use neighborhoods.

- Preference will be given to projects that also utilize Federal and/or State Historic Tax Credits.
- No more than \$10,000 in assistance will be considered per residential unit.
- In general, no more than \$750,000 will be provided to a single project.
- No developer fee will be permitted until all city assistance is paid or satisfied in full.
- The City will disburse committed funds after the project is complete and a Certificate of Occupancy has been provided for the housing units.
- A minimum of 2 new housing units must be created in the project.
- No residential units will be allowed to have a restriction of less than 80% of the median income.
- No more than 65% of the units of any project can have a restriction of 80% of the median income.
- A project that is funded by Low Income Tax Credits (LITC) is not eligible.
- Owner of property must certify that all property in the City of Dubuque, for which the owner has any interest, complies with all applicable City of Dubuque ordinances and regulations, including, but not limited to, housing, building, zoning, fire, health, and vacant and abandoned building regulations.
- Applications will be reviewed monthly by the Review Committee, consisting of at least one representative from the City's Economic Development, Planning, and Building Services Departments. The Review Committee will score each application and will fund projects that meet the program criteria and are ready to commence within three months.

EXHIBIT G

CERTIFICATE OF COMPLETION

CERTIFICATE OF COMPLETION

WHEREAS, the City of Dubuque, Iowa, a municipal corporation (the "Grantor"), has granted incentives to FitzGerald EnterpriZes, L.L.C. (the "Grantee"), in accordance with a Development Agreement dated as of [Date] (the "Agreement"), by and among the Grantor, and the Grantee (collectively, the "Agreement"), certain real property located within the Greater Downtown Urban Renewal District of the Grantor and as more particularly described as follows:

Lot 1 of Lot 1 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 170, Lot 2 of Lot 1 of Lot 1 of Lot 170, and Lot 1 of Lot 1 of Lot 171, all in L.H. Langworthy's Addition to the City of Dubuque, Iowa, according to the recorded Plats thereof.

(the "Development Property"); and

WHEREAS, said Agreement incorporated and contained certain covenants and conditions with respect to the rehabilitation of the Development Property, and obligated the Grantee to construct certain Minimum Improvements (as defined therein) in accordance with the Agreement; and

WHEREAS, the Grantee has to the present date performed said covenants and conditions insofar as they relate to the construction of the Minimum Improvements in a manner deemed sufficient by the Grantor to permit the execution and recording of this certification; and

NOW, THEREFORE, pursuant to Section 2.4 of the Agreement, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of the Grantee, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by the Grantee to the satisfaction of the Grantor and such covenants and conditions are hereby satisfied.

The County Recorder of Dubuque County is hereby authorized to accept for recording and

to record the filing of this instrument, to be a conclusive determination of the satisfaction of the covenants and conditions as set forth in said Agreement, and that the Agreement shall otherwise remain in full force and effect.

(SEAL)

CITY OF DUBUQUE, IOWA

By: _____
Mike Van Milligen, City Manager

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and acknowledged said execution of the instrument to be his/her voluntary act and deed.

Notary Public in and for
Dubuque County, Iowa

RESOLUTION NO. ____-25

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 FITZGERALD ENTERPRIZES, L.L.C., INCLUDING THE PROPOSED ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE OBLIGATIONS RELATING THERETO, AND PROVIDING FOR THE PUBLICATION OF NOTICE THEROF

Whereas, City and FitzGerald EnterpriZes, L.L.C. have tentatively entered into a Development Agreement, subject to the approval of the City Council, a copy of which is now on file at the Office of the City clerk, City Hall, 50 W 13th Street, Dubuque, Iowa for the development of property located at 2400 Central Avenue; and

Whereas, the City Council has tentatively determined that it would be in the best interests of the City to approve the Development Agreement with FitzGerald EnterpriZes, L.L.C.; and

Whereas, it is deemed necessary and advisable that City should authorize Urban Renewal Tax Increment Revenue obligations, as provided by Iowa Code Chapter 403, pursuant to the Development Agreement; and

Whereas, before said obligations may be approved, Iowa Code Chapter 403 requires that the City Clerk publish a notice of the proposal and of the time and place of the meeting at which the City Council proposes to take action thereon and at which meeting the City Council shall receive oral and/or written objections from any resident or property owner of said City to such proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 403.9 of a public hearing on the City's intent to authorize Urban Renewal Tax Increment Revenue obligations, to be held on the 5th day of May, 2025 at 6:30 p.m. The official agenda will be posted on Friday, May 2nd, 2025 and will contain listening, viewing, and public input options. The City Council agenda may be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of authorizing Urban Renewal Tax Increment Revenue obligations and the execution of the Development Agreement relating thereto with FitzGerald EnterpriZes, L.L.C., the proceeds of which obligations will be used to carry out certain of the special financing activities described in the Urban Renewal Plan for the Greater Downtown Urban Renewal District, consisting of the funding of economic developments grants to FitzGerald EnterpriZes, L.L.C. pursuant to the Development Agreement. It is expected that the aggregate amount of the Tax Increment Revenue obligations to be issued will be approximately \$150,000.

Section 3. The Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four days nor more than twenty days before the date of said meeting on the issuance of said obligations.

Section 4. That the notice of the proposed action to issue said obligations shall be in substantially the form attached hereto.

Passed, approved, and adopted this 21st day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 5th day of May, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to take action to approve a Development Agreement between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C., a copy of which is now on file at the Office of the City Clerk, City Hall, 50 W 13th Street, Dubuque, Iowa, providing for the issuance of economic development grants (Urban Renewal Tax Increment Revenue Grant Obligations) described therein in order to carry out the purposes and objectives of the Urban Renewal Plan for the Greater Downtown Urban Renewal Area Economic Development District, consisting of the funding of economic development grants for FitzGerald EnterpriZes, L.L.C., under the terms and conditions of the Urban Renewal Plan for the Greater Downtown Urban Renewal Area Economic Development District. The aggregate amount of the Urban Renewal Tax Increment Revenue Grant Obligations cannot be determined at the present time but is not expected to exceed \$150,000.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21st day of April 2025.

Adrienne N. Breitfelder, CMC, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project
SUMMARY:	City Manager recommending that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley. RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$761,000
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

ATTACHMENTS:

1. MVM Memo
2. Green Alley Sponsorship SRF Set Public Hearing_MVM memo_2025_04_15
3. Green Alley Sponsorship SRF Set Public Hearing_Staff memo_2025_04_15
4. 1st Half Set Hrg Storm Water Rev LDA (Green Alley SP) (Dubuque #21 2025)-v2

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project

DATE: April 15, 2025

Chief Financial Officer Jennifer Larson recommends that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley. The Upper Bee Branch Stormwater Management Utility Revenue Capital Loan Note, Series 2019, dated April 12, 2019, will also be amended by decreasing the interest rate to fund the 2024 Green Alley sponsorship project.

This project will include the reconstruction of three alleys in the downtown area. These alleys include the reconstruction of the alleys (2) between Iowa Street and Central Avenue from 15th to 17th streets. The third alley will be reconstructed between Central Avenue and White Street from 17th to 18th streets. The project will include replacement of water and sewer utilities in the corridor, including replacing private services for water and sewer. The private water services that are lead will be replaced from the main to the buildings.

The City of Dubuque was approved for partial funding for this project through the Clean Water SRF Sponsorship Project program. The SRF Sponsorship Project is related to the Upper Bee Branch Stormwater SRF loan and will provide \$761,000 needed to construct the improvements associated with the three alleys in the downtown area.

The funding of the \$761,000 in improvements will come from interest payments of the City's Upper Bee Branch Stormwater loan which will be returned to the City to fund the 2024 Green Alley Project.

In 2009, legislation was passed in Iowa that allows water utilities that issue debt through the Clean Water State Revolving Fund Program to sponsor and help finance other water quality improvement (CWSRF) projects within or outside its service limits. This new funding mechanism, called Water Resource Restoration Sponsored Projects, will provide cities, counties, local watershed organizations, watershed management

authorities, county conservation boards, and soil and water conservation districts a funding source to construct improvements throughout a watershed that keep sediment, nutrients, chemicals and other pollutants out of streams and lakes.

Repayment of a standard Clean Water SRF (CWSRF) loan includes the repayment of the original loan amount, the principal, and the cost to finance the loan, interest, and fees. On a CWSRF loan with a sponsored project, the financing costs are reduced by the amount of the cost of the sponsored project improvements. Figure 1 shows a comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project. As shown, the total cost to the utility (the total of loan repayments) remains unchanged as the cost of funding for the sponsorship project is offset by a reduction in loan financing costs. In essence, two water quality projects are completed for the price of one.

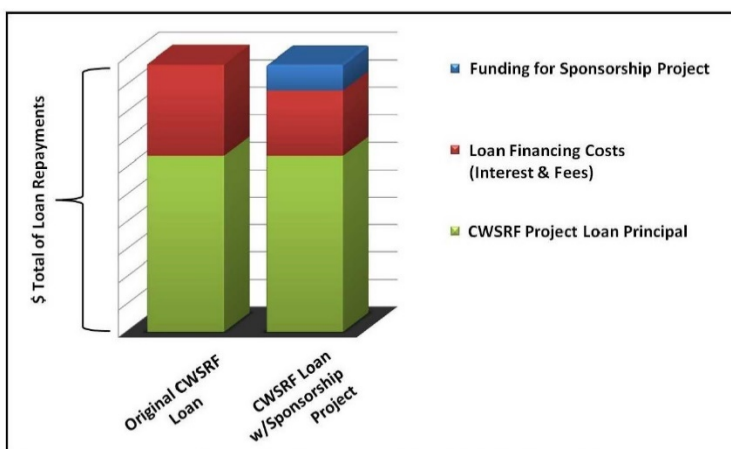


Figure 1. Loan repayment comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project.

The State of Iowa has discontinued the sponsored project option for future debt issuances.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM/jml
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Brian DeMoss, Finance Manager
Jon Dienst, Civil Engineer

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project

DATE: April 15, 2025

Chief Financial Officer Jennifer Larson recommends that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley. The Upper Bee Branch Stormwater Management Utility Revenue Capital Loan Note, Series 2019, dated April 12, 2019, will also be amended by decreasing the interest rate to fund the 2024 Green Alley sponsorship project.

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM/jml
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Brian DeMoss, Finance Manager
Jon Dienst, Civil Engineer

TO: Michael C. Van Milligen, City Manager

FROM: Jennifer Larson, Chief Financial Officer

SUBJECT: Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project

DATE: April 15, 2025

INTRODUCTION

The purpose of this memorandum is to provide suggested proceedings to set a public hearing on the issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley. The Upper Bee Branch Stormwater Management Utility Revenue Capital Loan Note, Series 2019, dated April 12, 2019, will also be amended by decreasing the interest rate to fund the 2024 Green Alley sponsorship project.

DISCUSSION

This project will include the reconstruction of three alleys in the downtown area. These alleys include the reconstruction of the alleys (2) between Iowa Street and Central Avenue from 15th to 17th streets. The third alley will be reconstructed between Central Avenue and White Street from 17th to 18th streets. The project will include replacement of water and sewer utilities in the corridor, including replacing private services for water and sewer. The private water services that are lead will be replaced from the main to the buildings.

The alley between Iowa Street and Central Avenue from 15th to 16th streets is planned to have special design for the pavers. Voices Studio approached the city to consider installing the pavers in this alley using a mosaic look. This mosaic pattern was developed by regional artists to pay respect to the native people of the land Dubuque occupies

The City of Dubuque was approved for partial funding for this project through the Clean Water SRF Sponsorship Project program. The SRF Sponsorship Project is related to the Upper Bee Branch Stormwater SRF loan and will provide \$761,000 needed to construct the improvements associated with the three alleys in the downtown area.

The funding of the \$761,000 in improvements will come from interest payments of the City's Upper Bee Branch Stormwater loan which will be returned to the City to fund the 2024 Green Alley Project.

In 2009, legislation was passed in Iowa that allows water utilities that issue debt through the Clean Water State Revolving Fund Program to sponsor and help finance other water quality improvement (CWSRF) projects within or outside its service limits. This new funding mechanism, called Water Resource Restoration Sponsored Projects, will provide cities, counties, local watershed organizations, watershed management authorities, county conservation boards, and soil and water conservation districts a funding source to construct improvements throughout a watershed that keep sediment, nutrients, chemicals and other pollutants out of streams and lakes.

Repayment of a standard Clean Water SRF (CWSRF) loan includes the repayment of the original loan amount, the principal, and the cost to finance the loan, interest, and fees. On a CWSRF loan with a sponsored project, the financing costs are reduced by the amount of the cost of the sponsored project improvements. Figure 1 shows a comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project. As shown, the total cost to the utility (the total of loan repayments) remains unchanged as the cost of funding for the sponsorship project is offset by a reduction in loan financing costs. In essence, two water quality projects are completed for the price of one.

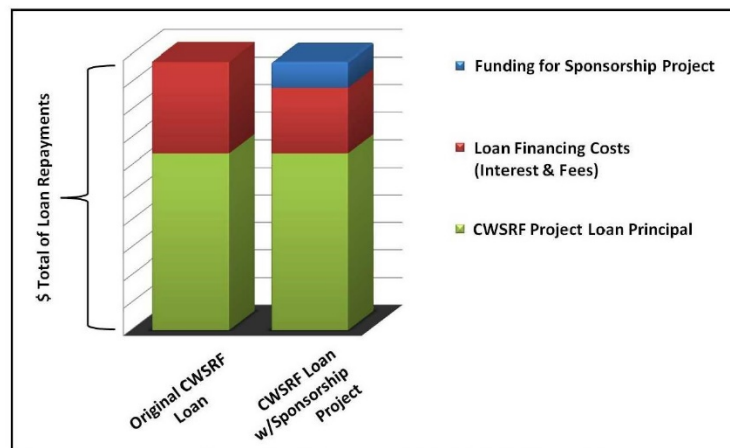


Figure 1. Loan repayment comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project.

The State of Iowa has discontinued the sponsored project option for future debt issuances.

ACTION TO BE TAKEN

I respectfully recommend the adoption of the enclosed resolution fixing the date of June 2, 2025, for a public hearing on the proposed issuance not to exceed \$761,000 in Stormwater Revenue Loan Notes (State Revolving Loan Fund Program) for the 2024 Green Alley Sponsorship Project.

Attachments

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Brian DeMoss, Finance Manager
Gus Psihoyos, City Engineer
Jon Dienst, Civil Engineer

April 15, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: \$761,000 SRF Stormwater Revenue Loan and Disbursement Agreement
File No. 430411-21

Dear Jenny:

We have prepared and attach proceedings for use at the April 21, 2025, City Council meeting to set June 2, 2025, as the date for a hearing on the proposal to enter into the SRF Stormwater Revenue Loan and Disbursement Agreement (the “Agreement”) in connection with the SRF Green Alley Sponsored Project.

The documents attached include the following items:

1. Resolution fixing the date of meeting at which it is proposed to take action to enter into the Agreement. The form of notice is set out in Section 2 of the resolution.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization and Establishment Certificate.
4. Outstanding Debt Certificate with respect to the outstanding debt of the Stormwater Management Utility.
5. Publication Certificate with respect to publication of the notice, to which must be attached the publisher’s affidavit of publication with a clipping of the notice as published.

The notice must be published at least once, not less than thirty (30) days before the meeting date set for the hearing, in a legal newspaper which has a general circulation in Dubuque. The last date on which this notice can be effectively published is May 3, 2025.

As soon as the notice appears in the newspaper, please have a copy scanned and emailed to me.

Please return one fully executed copy of these proceedings to us as soon as they are available.

Please call Emily Hammond or me if you have questions.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Crenna Brumwell
Adrienne Breitfelder
Jon Dienst
Jason Duba
Wally Wernimont
Tionna Pooler
Tracy Scebold
Tony Toigo
Lee Wagner

MINUTES TO SET DATE FOR HEARING
ON ENTERING INTO A LOAN AND
DISBURSEMENT AGREEMENT

430411-21 (N/I)

Dubuque, Iowa

April 21, 2025

The City Council of the City of Dubuque, Iowa, met on April 21, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution to fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$761,000

WHEREAS, the City of Dubuque (the “City”), in Dubuque County, State of Iowa, did heretofore establish a Stormwater Management Utility System (the “Utility”) in and for the City; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to prior resolutions of the Council, the City has heretofore issued Stormwater Revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior Stormwater Revenue debt remains outstanding (the “Outstanding Indebtedness”); and

WHEREAS, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the “Outstanding Bond Resolutions”) the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

WHEREAS, the City will undertake the construction of a certain water resource restoration project (the “Project”); and

WHEREAS, pursuant to Section 384.84 of the Code of Iowa, the City has the authority to issue revenue bonds to pay for such qualifying water resource restoration projects; and

WHEREAS, the Iowa Finance Authority (the “Lender”) has agreed to provide financing for the Project by decreasing the interest rate on the City’s outstanding Stormwater Management Utility Revenue Capital Loan Note No. R-1, Series 2019, dated April 12, 2019 (the “Series 2019 Note”) and providing a 0% interest loan to the City for the Project; and

WHEREAS, the City now proposes to enter into a Stormwater Revenue Loan and Disbursement Agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$761,000, pursuant to the provisions of Sections 384.24A and 384.84A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing the Project, and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. This City Council shall meet on June 2, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than thirty (30) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE
PROCEEDINGS TO ENTER INTO A LOAN AND DISBURSEMENT AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$761,000

(STORMWATER REVENUE)

The City Council of the City of Dubuque, Iowa, will meet on June 2, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$761,000 for the purpose of paying the cost, to that extent, of constructing a certain water resource restoration project to the benefit of the Stormwater Management Utility System (the “Utility”) of the City.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation, but together with the City’s outstanding Stormwater Revenue Indebtedness and any additional such obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the net revenues of the Utility.

The Agreement is proposed to be entered into pursuant to authority contained in Sections 384.24A and 384.84A of the Code of Iowa. The maximum rate of interest to be paid on the Agreement is 8% per annum.

The formula by which rates are determined for users of the Utility is set out in the City of Dubuque Code of Ordinances Section 13-4-5. Such rates will be increased as necessary by ordinance of the City Council to make the required payments under the Agreement.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Agreement. After receiving objections, the City may determine to enter into the Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Dubuque, Iowa.

Adrienne Breitfelder
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$1,202,512, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 21, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a Stormwater Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

ORGANIZATION AND ESTABLISHMENT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Council-manager-ward form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Manager
_____, Chief Financial Officer
_____, City Clerk
_____, City Treasurer
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

And I do further certify that the City has provided for the office of Treasurer, and the Council has selected the Treasurer.

I further certify that the City established the Stormwater Management Utility System (the “Utility”), and that the Utility has been in continuous operation by the City since its establishment as aforesaid.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

OUTSTANDING DEBT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa (the “City”), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Stormwater Management Utility System (the “Utility”), except as follows:

<u>Date</u>	<u>Type</u>	<u>Principal Amount Outstanding</u>	<u>Maturity</u>
-------------	-------------	---	-----------------

(Attach here a separate sheet listing any outstanding obligations of the City secured by and payable from the revenues of the Utility, excluding the proposed issue.)

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of its City Council fixing a date of meeting at which it is proposed to take action to enter into a loan and disbursement agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 4.

ITEM TITLE:	Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$1,600,000 Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) Bee Branch Gate and Pump Project
SUMMARY:	City Manager recommending that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$1,600,000 Stormwater Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the Bee Branch Gate and Pump Project. RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,600,000
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

ATTACHMENTS:

1. Bee Branch Gate and Pump SRF Set Public Hearing_MVM Memo_2025_04_15
2. Bee Branch Pump and Gate SRF Set Public Hearing_Staff memo_2025_04_15
3. 1st Half Set Hrg Storm Water Rev LDA (16th St Basin) (Dubuque #18 2025)-v2

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$1,600,000 Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) Bee Branch Gate and Pump Project

DATE: April 15, 2025

Chief Financial Officer Jennifer Larson recommends that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$1,600,000 Stormwater Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the Bee Branch Gate and Pump Project.

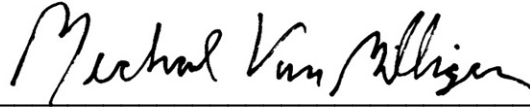
The proposed Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) (Project) involves construction of a new pump station that includes the following elements:

- New flood gates.
- Replacement of the two existing flood pumps with four new pumps.
- Replacement and updating of the electrical service to current standards; and
- Installation of a back-up generator for the additional pumps to address the needed resiliency being demanded by the storms of recent years.

The new flood gates will be constructed on the basin side of the levee (on the west side of Kerper Boulevard) across the street from the existing pump station which allows for the pumps to operate more efficiently, eliminates the environmental concerns on the river side of the levee, and allows for operation of the existing facility to maintain flood protection during construction of the new facility. Instead of utilizing the two existing 90,000 gallon per minute (gpm) pumps that are more than 50 years old, the new facility will have four 90,000 gpm pumps. This allows for redundancy in the event of a pump failure. In concert with the Bee Branch Creek Restoration Project (including the Bee Branch Railroad Culverts Project), the proposed project improvements will provide a system that can accommodate the flooding that occurred between 1999 and 2011 – flooding that has resulted in six presidential disaster declarations due to public and private property damage, flooding that has impacted more than 1,300 homes and businesses. It also provides for additional resiliency options as rainstorms increase in both depth and intensity.

The State Revolving Fund loan will have a variable interest rate of 2.84% plus a servicing fee of 0.25%, a twenty-year term, and will be abated from the stormwater fund.

I concur with the recommendation and respectfully request Mayor and City Council approval.

A handwritten signature in black ink, reading "Michael Van Milligen". The signature is written in a cursive style with a horizontal line underneath it.

Michael C. Van Milligen

MCVM/jml
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Jennifer Larsen, Chief Financial Officer
Brian DeMoss, Finance Manager
Jim Bousley, Project Manager
Deron Muehring, Water & Resource Recovery Center Director

TO: Michael C. Van Milligen, City Manager

FROM: Jennifer Larson, Chief Financial Officer

SUBJECT: Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$1,600,000 Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) Bee Branch Gate and Pump Project

DATE: April 15, 2025

INTRODUCTION

The purpose of this memorandum is to provide suggested proceedings to set a public hearing on the issuance of a not to exceed \$1,600,000 Stormwater Revenue Capital Loan Notes.

DISCUSSION

The proposed Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) (Project) involves construction of a new pump station that includes the following elements:

- New flood gates.
- Replacement of the two existing flood pumps with four new pumps.
- Replacement and updating of the electrical service to current standards; and
- Installation of a back-up generator for the additional pumps to address the needed resiliency being demanded by the storms of recent years.

The new flood gates will be constructed on the basin side of the levee (on the west side of Kerper Boulevard) across the street from the existing pump station which allows for the pumps to operate more efficiently, eliminates the environmental concerns on the river side of the levee, and allows for operation of the existing facility to maintain flood protection during construction of the new facility. Instead of utilizing the two existing 90,000 gallon per minute (gpm) pumps that are more than 50 years old, the new facility will have four 90,000 gpm pumps. This allows for redundancy in the event of a pump failure. In concert with the Bee Branch Creek Restoration Project (including the Bee Branch Railroad Culverts Project), the proposed project improvements will provide a system that can accommodate the flooding that occurred between 1999 and 2011 – flooding that has resulted in six presidential disaster declarations due to public and private property

damage, flooding that has impacted more than 1,300 homes and businesses. It also provides for additional resiliency options as rainstorms increase in both depth and intensity.

The State Revolving Fund loan will have a variable interest rate of 2.84% plus a servicing fee of 0.25%, a twenty-year term, and will be abated from the stormwater fund.

ACTION TO BE TAKEN

I respectfully recommend the adoption of the enclosed resolution fixing the date of June 2, 2025, for a public hearing on the proposed issuance not to exceed \$1.6 million in Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) for the Bee Branch Gate and Pump Project.

Attachments

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Brian DeMoss, Finance Manager

April 15, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: \$1,600,000 SRF Stormwater Revenue Loan and Disbursement Agreement
File No. 430411-18

Dear Jenny:

We have prepared and attach proceedings for use at the April 21, 2025, City Council meeting to set June 2, 2025, as the date for a hearing on the proposal to enter into the SRF Stormwater Revenue Loan and Disbursement Agreement (the “Agreement”) in connection with the Dubuque Gate & Pump Station Flood Mitigation (16th Street Detention Basin) Project.

The documents attached include the following items:

1. Resolution fixing the date of meeting at which it is proposed to take action to enter into the Agreement. The form of notice is set out in Section 2 of the resolution.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization and Establishment Certificate.
4. Outstanding Debt Certificate with respect to the outstanding debt of the Stormwater Management Utility.
5. Publication Certificate with respect to publication of the notice, to which must be attached the publisher’s affidavit of publication with a clipping of the notice as published.

The notice must be published at least once, not less than thirty (30) days before the meeting date set for the hearing, in a legal newspaper which has a general circulation in Dubuque. The last date on which this notice can be effectively published is May 3, 2025.

As soon as the notice appears in the newspaper, please have a copy scanned and emailed to me.

If a petition is received requesting an election on the borrowing proposal, please notify us immediately.

Please return one fully executed copy of these proceedings to us as soon as they are available.

Please call Emily Hammond or me if you have questions.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Crenna Brumwell
Adrienne Breitfelder
Kerry Bradley
Jim Bousley
Tionna Pooler
Origin Design
Tracy Scebold
Tony Toigo
Lee Wagner

MINUTES TO SET DATE FOR HEARING
ON ENTERING INTO A LOAN AND
DISBURSEMENT AGREEMENT

430411-18 (N/I)

Dubuque, Iowa

April 21, 2025

The City Council of the City of Dubuque, Iowa, met on April 21, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution to fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,600,000

WHEREAS, the City of Dubuque (the “City”), in Dubuque County, State of Iowa, did heretofore establish a Stormwater Management Utility System (the “Utility”) in and for the City; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to prior resolutions of the Council, the City has heretofore issued Stormwater Revenue bonds or notes as set forth on attached outstanding debt certificate, and a portion of such prior Stormwater Revenue debt remains outstanding (the “Outstanding Indebtedness”); and

WHEREAS, pursuant to the resolutions relating to and authorizing the Outstanding Indebtedness (the “Outstanding Bond Resolutions”) the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Indebtedness under the terms and conditions set forth in the Outstanding Bond Resolutions; and

WHEREAS, the City now proposes to enter into a Stormwater Revenue Loan and Disbursement Agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$1,600,000, pursuant to the provisions of Sections 384.24A and 384.84A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the “Project”), and it is necessary to fix a date of meeting of the Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. This City Council shall meet on June 2, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than thirty (30) days before the meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE
PROCEEDINGS TO ENTER INTO A LOAN AND DISBURSEMENT AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,600,000

(STORMWATER REVENUE)

The City Council of the City of Dubuque, Iowa, will meet on June 2, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$1,600,000 for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Stormwater Management Utility System (the “Utility”) of the City.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation, but together with the City’s outstanding Stormwater Revenue Indebtedness and any additional such obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the net revenues of the Utility.

The Agreement is proposed to be entered into pursuant to authority contained in Sections 384.24A and 384.84A of the Code of Iowa. The maximum rate of interest to be paid on the Agreement is 8% per annum.

The formula by which rates are determined for users of the Utility is set out in the City of Dubuque Code of Ordinances Section 13-4-5. Such rates will be increased as necessary by ordinance of the City Council to make the required payments under the Agreement.

At any time before the date fixed for taking action to enter into the Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.84A of the Code of Iowa.

By order of the City Council of the City of Dubuque, Iowa.

Adrienne Breitfelder
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$26,557,106, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 21, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a Stormwater Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

ORGANIZATION AND ESTABLISHMENT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Council-manager-ward form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Manager
_____, Chief Financial Officer
_____, City Clerk
_____, City Treasurer
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

And I do further certify that the City has provided for the office of Treasurer, and the Council has selected the Treasurer.

I further certify that the City established the Stormwater Management Utility System (the “Utility”), and that the Utility has been in continuous operation by the City since its establishment as aforesaid.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

OUTSTANDING DEBT CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa (the “City”), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Stormwater Management Utility System (the “Utility”), except as follows:

<u>Date</u>	<u>Type</u>	<u>Principal Amount Outstanding</u>	<u>Maturity</u>
-------------	-------------	---	-----------------

(Attach here a separate sheet listing any outstanding obligations of the City secured by and payable from the revenues of the Utility, excluding the proposed issue.)

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

PUBLICATION CERTIFICATE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of its City Council fixing a date of meeting at which it is proposed to take action to enter into a loan and disbursement agreement, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)

**City of Dubuque
City Council**

BOARDS/COMMISSIONS # 1.

ITEM TITLE:

Boards and Commission Application Review

SUMMARY:

Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

Mayoral Selection of Appointment to the Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the City Council. City Council vote on the appointment to occur at the June 2, 2025, City Council meeting.

Civil Service Commission

One, 4-Year term through April 6, 2029 (Expired term of White)

Applicants:

Miquel Jackson, 2827 Pennsylvania Ave.

Dan White, 3580 Pennsylvania Ave.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Civil Service Commission Applicants
3. Details and Openings
4. Written Input_Uploaded 4.21.25

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, April 21, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Mayoral Selection of Appointment to the Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the City Council. City Council vote on the appointment to occur at the June 2, 2025, City Council meeting.

Civil Service Commission

One, 4-Year term through April 6, 2029 (Expired term of White)

Applicants:

Miquel Jackson, 2827 Pennsylvania Ave.

Dan White, 3580 Pennsylvania Ave.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Zoning Board of Adjustment

One, 5-Year term through March 25, 2030 (Expired term of Ahlvin)

Applicants:

Keith Ahlvin, 264 S. Grandview

CHAPTER 2

CIVIL SERVICE COMMISSION

SECTION:

2-2-1: Commission Created

2-2-2: Purpose

2-2-3: Internal Organization And Rules

2-2-4: Procedures For Operation

2-2-5: Membership

2-2-6: Oath

2-2-7: Terms

2-2-8: Vacancies

2-2-9: Officers/Organization

2-2-10: Meetings

2-2-11: Compensation

2-2-12: Removal

2-2-13: Powers

2-2-14: City Council To Furnish Meeting Room, Equipment, Recorder

2-2-15: Record Of Meetings And Personnel

2-2-16: Examination Of Applicants

2-2-17: Conduct Of Examinations; Certification Of Qualified Persons

2-2-18: Procedure For Conduct Of Hearing Appeals

2-2-1: COMMISSION CREATED:

There is hereby created the civil service commission. (Ord. 56-15, 9-8-2015)

2-2-2: PURPOSE:

The purpose of the commission is to conduct entrance examinations, conduct promotional examinations, and act as an appeals board as provided in chapter 400 of the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-3: INTERNAL ORGANIZATION AND RULES:

The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-4: PROCEDURES FOR OPERATION:

All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the commission in all its operations. (Ord. 56-15, 9-8-2015)

2-2-5: MEMBERSHIP:

A. Composition: The commission comprises three (3) residents of the city, appointed by the mayor with approval of the city council.

B. Special Qualifications:

1. Commissioners must be citizens of Iowa, eligible electors as defined in the Iowa Code, and may not hold or be a candidate for any office of public trust.

2. The equity and human rights director shall, ex officio, be a member, without vote.

3. Commissioners may not do any of the following:

a. Sell, or in any manner become parties, directly or indirectly, to any contract to furnish supplies, material, or labor to the city unless the sale is made or the contract is awarded by competitive bid in writing, publicly invited and opened.

b. Have an interest, direct or indirect, in any contract or job of work or material or the profits thereof or services to be furnished or performed for the city unless the contract or job is awarded by competitive bid in writing, publicly invited and opened. (Ord. 56-15, 9-8-2015; amd. Ord. 47-22, 12-19-2022; Ord. 28-24, 6-17-2024)

2-2-6: OATH:

Each person, upon appointment to the commission, must execute an oath of office at the first meeting of the commission

following the appointment or at the city clerk's office any time prior to the first meeting of the commission. (Ord. 56-15, 9-8-2015; amd. Ord. 28-24, 6-17-2024)

2-2-7: TERMS:

The term of office for commissioners is four (4) years or until such commissioner's successor is appointed and qualified. (Ord. 56-15, 9-8-2015)

2-2-8: VACANCIES:

Vacancies must be filled in the same manner as original appointments. (Ord. 56-15, 9-8-2015)

2-2-9: OFFICERS/ORGANIZATION:

The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year. The city clerk, or the city clerk's designee, is the clerk of the commission. The commissioners must fill a vacancy among its officers for the remainder of the officer's unexpired term. (Ord. 56-15, 9-8-2015)

2-2-10: MEETINGS:

- A. Regular Meetings: The commission meets monthly. When there is no business, there is no obligation to meet.
- B. Special Meetings: Special meetings may be called by the chairperson or at the written request of a majority of the commissioners.
- C. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.
- D. Attendance:
 - 1. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.
 - 2. Attendance must be entered upon the minutes of all meetings.
- E. Minutes: A copy of the minutes of all regular and special meetings of the commission must be filed with the city council within ten (10) working days after approval by the commission, or by the next regularly scheduled city council meeting, whichever is later.
- F. Quorum: Two (2) commissioners constitute a quorum for the transaction of business. The affirmative vote of a majority of the commissioners present and voting is necessary for the adoption of any motion or resolution. (Ord. 56-15, 9-8-2015; amd. Ord. 37-22, 11-7-2022; Ord. 28-24, 6-17-2024)

2-2-11: COMPENSATION:

Commissioners serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget. (Ord. 56-15, 9-8-2015)

2-2-12: REMOVAL:

The mayor may remove any commissioner for cause upon written charges and after public hearing. (Ord. 56-15, 9-8-2015)

2-2-13: POWERS:

The commission has the powers, duties, and responsibilities as outlined in chapter 400 of the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-14: CITY COUNCIL TO FURNISH MEETING ROOM, EQUIPMENT, RECORDER:

The city council must provide suitable rooms in which the commission may hold its meetings and supply the commission with all necessary equipment and a qualified shorthand reporter to enable it properly to perform its duties. (Ord. 56-15, 9-8-2015)

2-2-15: RECORD OF MEETINGS AND PERSONNEL:

The commission must keep a record of all its meetings and also a complete individual service record of each civil service employee which record must be permanent and kept up to date. (Ord. 56-15, 9-8-2015)

2-2-16: EXAMINATION OF APPLICANTS:

Examinations for the positions in the city civil service are to be applicable and required of all applicants in accordance with the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-17: CONDUCT OF EXAMINATIONS; CERTIFICATION OF QUALIFIED PERSONS:

The commission must conduct examinations in accordance with the provisions of the laws of the state relative thereto, and for the purpose of determining the qualifications of applicants for positions under civil service, and must duly certify to the city council a list of the qualified persons as set forth in the Iowa Code. (Ord. 56-15, 9-8-2015)

2-2-18: PROCEDURE FOR CONDUCT OF HEARING APPEALS:

Notwithstanding chapter 1 of this title, the commission may adopt its own rules governing the procedure for the conduct of hearing appeals. (Ord. 56-15, 9-8-2015)

From: noreply@civicplus.com
To: [Adrienne Breitsfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 4/8/2025 10:10:01 AM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Commission, or Committee applying for:

Name: Miquel Jackson

Pronunciation: [My-Kel Jack-Son

Street Address: 2827 Pennsylvania Ave #13

You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52001

Preferred Phone Number: 443-521-9251

Email Address(es): miquel.jackson67@gmail.com

How did you hear about City of Dubuque Boards and Commission? Other:

If other, please specify: Police Chief recommended me

Have you participated in the City of Dubuque City Life Program Life program?

No

If so, when? *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?

No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before?

Yes

If yes, which? Human Rights Commission

Why are you interested in applying for this Board or Commission?

It was recommended that I apply because of my ability to be able to make decisions based on information from multiple angles rather than from an emotional stand point. I've had a good working relationship with both Chief Jensen and former Chief Dalsing (RIP). I've served the Dubuque Community for 14 years (even from afar for 2 years). Through the MOU between the NAACP, Police department,

City of Dubuque, and DPPA, the DCPRC (formerly DCAP) has been the hub to provide a voice to the community and improve relations between the PD and the community. With uncertainty on the future of the group, this is me taking action to be able to continue to be of service to my community in a capacity that relates very closely to that work.

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	DCAP/DCPRC for more than a decade Human Rights Commission for a decade NAACP for over a decade Organized Race in the Heartland Conference to educate local citizens and businesses on DEI topics surrounding housing, criminal justice, education, and the workplace.
---	--

Share your experience working in diverse environments:	Think I pretty much covered it in the first two.
--	--

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Chief Jeremy Jensen, (563) 589-4415, Working relationship Anthony Allen, , Mentor
---	--

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Miquel Jackson
---	----------------

Date:	04/08/2025
-------	------------

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Adrienne Breidfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shelley Stickfort](#); [Pam McCarron](#);
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 3/18/2025 11:52:55 PM

This sender is trusted.

Board/Commission Application Form

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General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Commission, or Committee applying for:

Name: Daniel F White

Pronunciation: *Field not completed.*

Street Address: 3580 Pennsylvania Ave Unit 4
You must live within the Dubuque city

limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52002

Preferred Phone Number: 5635996147

Email Address(es): dwhite7696@aol.com

How did you hear about City of Dubuque Boards and Commission? Other:

If other, please specify: Currently serving on.

Have you participated in the City of Dubuque City Life Program Life program?

No

If so, when? *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees?

No

If yes, which? *Field not completed.*

Have you served on a Board, Commission, or Committee before?

Yes

If yes, which? *Field not completed.*

Why are you interested in applying for this Board or Commission? Interested in city actions around the Police and Fire Department.

Describe your UAW Local 94 President for 21 years.

experiences
(professional,
personal, or
volunteer), skills,
and /or education
that have
prepared you for
service on this
Board or
Commission?

Share your
experience
working in
diverse
environments:

Employed at John Deere Dubuque Works for 48 years

List two
professional
references:
(Examples:
employer,
coworker, client,
vendor, mentor,
volunteer
organizer, etc.))

State Senator Tom Townsend 563/543/4708 Friend
David Dahms Interim President NICC 563/556/5110 I serve on the
NICC Board of Trustees

Acknowledgement: I acknowledge that I have accurately and truthfully
completed the application to the best of my knowledge. I also confirm that I
meet the eligibility requirements for the Board or Commission to which I am
applying.

Signature (type
your name here
as electronic
verification):

Daniel F White

Date:

03/18/2025

Email not displaying correctly? [View it in your browser.](#)

CITY OF DUBUQUE

BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 25

Indicates openings within 2025

Open

Indicates Current Opening

Indicates Public Member representing board or commission and appointed as a representative to a separate board or commission

AIRPORT COMMISSION

4 Yr. Term - Meets 4th Tuesday, 4 p.m., Airport Conf. Room

Public Member 1	Douglas	Brotherton	9/14/25
Public Member 2	Marianne	Kurtz-Weber	9/14/25
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

CABLE TELEVISION COMMISSION

3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

AIRPORT ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Jonathan	McCoy	3/25/26

CATFISH CREEK WATERSHED MANGT. AUTHORITY

4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

AIRPORT ZONING COMMISSION

6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Matthew	Mulligan	7/1/25

CIVIC CENTER ADVISORY COMMISSION

3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/25
Public Member 3	Colleen	Myers	6/29/25
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/25

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

3 Yr. Term - Meets 4th Tuesday, 3:30 p.m., MFC or Varied locations

At-Large - Outside Cultural Dist. 1	Open	Open	6/30/27
Business Prof - In Cultural Dist. 1	Aaron	Hefel	6/30/25
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/25
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Nicholas	Halder	6/30/25

CIVIL SERVICE COMMISSION

4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Scott	Crabill	4/6/26
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Daniel	White	4/6/25

BUILDING CODE ADVISORY AND APPEALS BOARD

3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Open	Open	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/26
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Dean	Boles	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Julie	Woodyard	2/15/26

EQUITY AND HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Tus. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Luselena	Bravo	1/1/26
Public Member 3	Matt	Zanger	1/1/26
Public Member 4	Jake	Kurczek	1/1/26
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

BOARD OF LIBRARY TRUSTEES

4 Yr. Term - Meets 4th Thur. 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Greg	Gorton	7/1/25

HISTORIC PRESERVATION COMMISSION

3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

Architect At-Large 1	Christina	Monk	7/1/26
Cathedral District 1	Open	Open	7/1/26
Jackson Park District 1	Janice	Esser	7/1/25
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/25
Interim District Rep. 1	Adam	Schwendinger	NA

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/25
Public Member 4	Open	Open	8/17/27
Public Member 5	David	Wall	8/17/27
Public Member 6	Cathy	Dickens	8/17/25
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/25
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HOUSING TRUST FUND ADVISORY COMMITTEE

3 Yr. Term - Meets as needed, 7:30 a.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Baumhover	8/17/25
Housing Commission Rep. 2	Amy	Eudaley	8/17/26
Public Member 1	Open	Open	8/17/25
Public Member 2	Jim	Holz	8/17/27
Public Member 3	Michelle	Becwar	8/17/27

**INVESTMENT AND CASH MANAGEMENT OVERSIGHT
ADVISORY COMMISSION**

3 Yr. Term - Meets 4th Wed.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Joshua	Merritt	7/1/25
Public Member 5	Gary	Ruden	7/1/25

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed. 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Merfeld	8/17/25
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Cliff	Conrad	7/1/25
Public Member 6	Jason	Davis	7/1/25

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/25
Public Member 6	Josh	Jorgenson	6/30/25
Public Member 7	Jason	Henkel	6/30/25

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m. , Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Sandra	Evans	7/1/25
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/25

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Open	Open	7/30/25
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Open	Open	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg..

Public Member 1	Matthew	Mulligan	7/1/25
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/25

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg..

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/25
Public Member 3	Jonathan	McCoy	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

Adrienne Breitfelder

From: Citizen Support Center <dubuqueia@mycusthelp.net>
Sent: Monday, April 21, 2025 11:46 AM
To: Adrienne Breitfelder
Subject: "Contact Us" inquiry from City of Dubuque website

This sender is trusted.

Contact Us

Name: Miquel Jackson

Address: 2827 PENNSYLVANIA AVE APT 13

Ward: 2

Phone: 4435219251

Email: miquel.jackson67@gmail.com

City Department: City Council

Message: Hi Council,

I will not be in attendance tonight, so just wanted to quick introduce myself. Some of you may already know, and some of you do not. I have served the Dubuque community in a variety of roles for over a decade. One trait that I possess which led to the recommendation that I apply is fairness. I believe in doing what is best to better my community and the foundation of that begins with fairness, respect, and impartiality. For a long time I have served in various capacities focused on police & community relations. I have also served on a committee for fire department recruitment and retention. As a community members members, we all should have a vested interest in the success of Dubuque, but I choose to have a stake and influence in that success. I will work collaboratively with the other 2 commissioners to ensure that we bring in new ideas and supported evidence into our decisions regarding various departments that we support.

**City of Dubuque
City Council**

BOARDS/COMMISSIONS # 2.

ITEM TITLE:

Boards and Commission Appointments

SUMMARY:

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

Zoning Board of Adjustment

One, 5-Year term through March 25, 2030 (Expired term of Ahlvin)

Applicants:

Keith Ahlvin, 264 S. Grandview

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Zoning Board of Adjustment Applicant
3. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, April 21, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL REGARDING THEIR APPLICATION FOR APPOINTMENT
--

Mayoral Selection of Appointment to the Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the city council. Vote on appointment to occur at the June 2, 2025, city council meeting.

Civil Service Commission

One, 4-Year term through April 6, 2029 (Expired term of White)

Applicants:

Miquel Jackson, 2827 Pennsylvania Ave.

Dan White, 3580 Pennsylvania Ave.

APPOINTMENTS TO THE FOLLOWING COMMISSIONS TO BE MADE AT THIS MEETING.
--

Zoning Board of Adjustment

One, 5-Year term through March 25, 2030 (Expired term of Ahlvin)

Applicants:

Keith Ahlvin, 264 S. Grandview

16-8-1: ZONING BOARD OF ADJUSTMENT:

A. Board Created: There is hereby created the zoning board of adjustment.

B. Purpose: The purpose of the board is to review applications regarding criteria for granting of special exceptions, conditional use permits, or variances; to decide citizens' appeals of orders, requirements, decisions, or determinations made by planning services staff; and to hear cases given by applicants and decide whether the request should be granted based on the criteria set forth in the zoning ordinance.

C. Internal Organization And Rules: The board may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the board in all its operations.

E. Membership:

1. The board comprises five (5) residents of the city, appointed by the city council.

2. Two (2) members from the board must be selected by the city council as cross representatives to the airport zoning board of adjustment.

3. A majority of the members of the board must be persons representing the public at large and must not be involved in the business of purchasing or selling real estate.

F. Oath: Each person, upon appointment to the board, must execute an oath of office at the first meeting of the board following the appointment or at the city clerk's office any time prior to the first meeting of the board.

G. Terms: The term of office for members of the board is five (5) years or until such member's successor is appointed and qualified. The terms of the cross representative appointees to the airport zoning board of adjustment must serve a term on the airport zoning board of adjustment which coincides with their terms on the zoning board of adjustment.

H. Vacancies: Vacancies must be filled in the same manner as original appointments.

I. Officers/Organization: The board must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term.

J. Meetings:

1. Meetings: Meetings may be called by the chairperson or at the written request of a majority of the members.

2. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

3. Attendance:

a. In the event a member of the board has been absent for three (3) or more consecutive meetings of the board, without being excused by the chairperson, such absence will be grounds for the board to recommend to the city council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

4. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the city council within ten (10) working days after approval by the board, or by the next regularly scheduled city council meeting, whichever is later.

5. Quorum: The concurring vote of three (3) members of the board is necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance or to effect any variation in such ordinance.

K. Compensation: Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the city administrative policies and budget.

L. Removal: The city council may remove any member for cause upon written charges and after a public hearing.

M. Powers: The board has the following powers, duties, and responsibilities:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Iowa Code chapter 414, as such may be amended from time to time, or any ordinance adopted pursuant thereto.

2. To hear and decide special exceptions to the terms of this code upon which such board is required to pass under such ordinance, in accordance with the general regulations of the zone in which the property is located and specific standards contained herein.

3. To hear and decide conditional use permits under the terms of this code upon which such board is required to pass under such ordinance, in accordance with the general regulations of the zone in which the property is located and specific standards contained herein.

4. To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance must be observed and substantial justice done.

In exercising the above mentioned powers such board may, in conformity with the provisions of this section, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. (Ord. 53-15, 8-17-2015; amd. Ord. 47-16, 9-19-2016; Ord. 41-24, 6-17-2024)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shena Moon](#); [Jason Duba](#); [Wally Wernimont](#); [Travis Schrobilgen](#); [Matt O'Brien](#); rblosch@cityofdubque.org;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 3/27/2025 10:41:25 PM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Zoning Board of Adjustment
Commission, or
Committee
applying for:

Name: Keith Ahlvin

Pronunciation: *Field not completed.*

Street Address: 264 S. Grandview
You must live
within the

Dubuque city
limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52003

Preferred Phone (563) 845-8846
Number:

Email keith@upmup.com
Address(es):

How did you hear Other:
about City of
Dubuque Boards
and
Commission?

If other, please Currently serving on the Zoning Board of Adjustment
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently Yes
serving on other
Boards,
Commissions, or
Committees?

If yes, which? Zoning Board of Adjustment

Have you served Yes
on a Board,
Commission, or
Committee
before?

If yes, which? Zoning Board of Adjustment

Why are you I believe that effective zoning drives growth. It allows for investment
interested in and orderly development, but just as importantly it protects the rights
applying for this and investments of existing property owners. The ZBA makes it
Board or possible for a modern unified development code to be fairly applied
Commission? to a 188-year old city, and I believe I have carefully and fairly played

a role in promoting Dubuque's growth. I have a strong interest in zoning codes, am excited to see what comes of a revised and updated UDC, and would be honored to be allowed to serve another term on this critical Board.

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?

I have served on the Zoning Board of Adjustment since January of 2016, the last several years as vice chairperson. While my degree is in history, I took a fair number of hours of public administration courses in college. I volunteer and work with multiple area non profit organizations, and just ended my term as a member of the Grand Opera House Board of Directors.

Share your experience working in diverse environments:

I have had the honor of working in several organizations that were diverse, but recognized the need adjust to increase that diversity in not only the organization's staff and leadership, but in the people we serve. I have spent much of my professional career working in the arts, where success requires one's ability to adjust to a very wide range of personalities and interests.

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))

Emma Stapleton, co-worker, (563) 557-1851 x110
Ben Loeffelholz, former co-worker, (563) 451-7415

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):

Keith Ahlvin

Date:

03/27/2025

Email not displaying correctly? [View it in your browser.](#)

CITY OF DUBUQUE

BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 25

Indicates openings within 2025

Open

Indicates Current Opening

Indicates Public Member representing board or commission and appointed as a representative to a separate board or commission

AIRPORT COMMISSION

4 Yr. Term - Meets 4th Tuesday, 4 p.m., Airport Conf. Room

Public Member 1	Douglas	Brotherton	9/14/25
Public Member 2	Marianne	Kurtz-Weber	9/14/25
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

CABLE TELEVISION COMMISSION

3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

AIRPORT ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Jonathan	McCoy	3/25/26

CATFISH CREEK WATERSHED MANGT. AUTHORITY

4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

AIRPORT ZONING COMMISSION

6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Matthew	Mulligan	7/1/25

CIVIC CENTER ADVISORY COMMISSION

3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/25
Public Member 3	Colleen	Myers	6/29/25
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/25

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

3 Yr. Term - Meets 4th Tuesday, 3:30 p.m., MFC or Varied locations

At-Large - Outside Cultural Dist. 1	Open	Open	6/30/27
Business Prof - In Cultural Dist. 1	Aaron	Hefel	6/30/25
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/25
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Nicholas	Halder	6/30/25

CIVIL SERVICE COMMISSION

4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Scott	Crabill	4/6/26
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Daniel	White	4/6/25

BUILDING CODE ADVISORY AND APPEALS BOARD

3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Open	Open	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/26
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Dean	Boles	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Julie	Woodyard	2/15/26

EQUITY AND HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Tus. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Luselena	Bravo	1/1/26
Public Member 3	Matt	Zanger	1/1/26
Public Member 4	Jake	Kurczek	1/1/26
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

BOARD OF LIBRARY TRUSTEES

4 Yr. Term - Meets 4th Thur. 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Greg	Gorton	7/1/25

HISTORIC PRESERVATION COMMISSION

3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

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Jackson Park District 1	Janice	Esser	7/1/25
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/25
Interim District Rep. 1	Adam	Schwendinger	NA

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/25
Public Member 4	Open	Open	8/17/27
Public Member 5	David	Wall	8/17/27
Public Member 6	Cathy	Dickens	8/17/25
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/25
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HOUSING TRUST FUND ADVISORY COMMITTEE

3 Yr. Term - Meets as needed, 7:30 a.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Baumhover	8/17/25
Housing Commission Rep. 2	Amy	Eudaley	8/17/26
Public Member 1	Open	Open	8/17/25
Public Member 2	Jim	Holz	8/17/27
Public Member 3	Michelle	Becwar	8/17/27

**INVESTMENT AND CASH MANAGEMENT OVERSIGHT
ADVISORY COMMISSION**

3 Yr. Term - Meets 4th Wed.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Joshua	Merritt	7/1/25
Public Member 5	Gary	Ruden	7/1/25

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed. 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Merfeld	8/17/25
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Cliff	Conrad	7/1/25
Public Member 6	Jason	Davis	7/1/25

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/25
Public Member 6	Josh	Jorgenson	6/30/25
Public Member 7	Jason	Henkel	6/30/25

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m. , Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Sandra	Evans	7/1/25
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/25

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Open	Open	7/30/25
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Open	Open	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg..

Public Member 1	Matthew	Mulligan	7/1/25
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/25

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg..

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/25
Public Member 3	Jonathan	McCoy	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

**City of Dubuque
City Council**

PUBLIC HEARINGS # 1.

ITEM TITLE: Planned Unit Development Amendment - 3125 Pennsylvania Avenue

SUMMARY: Proof of publication on notice of public hearing to consider a request from James P. Gantz, Sodarock Housing Cooperative, to amend the Planned Unit Development located at 3125 Pennsylvania Avenue by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 23-93 And Adopting A PUD Planned Unit Development With A PR Planned Residential District Designation And Conceptual Development Plan

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. 00 ZAC Ltr to CC Applegate PUD Amend (3125-3175 Pennsylvania)
2. 01 Application - Applewood PUD Amend
3. 02 Vicinity Map - Applewood
4. 03 Notification Map - Applewood
5. 04 Staff Report - Applewood PUD Amend
6. 05 Ordinance No. -25 Applewood Apts 1_2
7. 06 Ordinance Exhibit A - Original PUD Concept Plan_3175 & 3125 Pennsylvania Ave
8. 07 Ordinance Exhibit B - Update PUD Concept Plan 3125 Pennsylvania
9. Petition Opposition - 3125 Pennsylvania PUD Amend
10. Public Opposition Map - Applewood
11. Tim Berns_Letter of Opposition 4.1.25_(3035 Penn Ave) - Applewood Apts PUD Amend
12. Applewood PUD Amend - PPT

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



April 11, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: James P. Gantz, Sodarock Housing Cooperative
Location: 3125 Pennsylvania Avenue
Description: To amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Jim Gantz, applicant, spoke on behalf of the project stating the current PUD covers two properties located at 3125 and 3175 Pennsylvania Avenue (Applegate I and Applegate II, respectively) and they are requesting to amend PUD to allow the 3125 Pennsylvania Avenue property to be converted from senior housing to non-age restricted market rate housing. He said that the Applegate I (3125 Pennsylvania) building was originally built in 1994, and at that time the developer received Section 42 Housing Tax Credits from the Iowa Finance Authority which restricted the property to be limited to senior housing. He said the Section 42 Tax Credit came with income and rent restrictions as well.

Mr. Gantz explained that the Section 42 Tax Credit requires the property to be senior housing for 30 years and that the Applegate I (3125 Pennsylvania) just came out of compliance with that requirement. As such, they are seeking to remove the age restrictions in the PUD for one property only and that the other property, Applewood II (3175 Pennsylvania) would remain as senior housing. He explained that Applewood II (3175 Pennsylvania) would come out of compliance with Section 42 in the next year; however, they plan to maintain the use on that property as senior housing.

Mr. Gantz discussed the site improvements being proposed to Applewood I (3125 Pennsylvania) which consists of a reconfiguration of the existing surface parking lot. He stated this is necessary in order to adhere to the 1.5 parking spaces per apartment requirement for multi-family residential housing per the City's code. He noted that senior housing only required .5 parking spaces per apartment. He stated that the Applewood II (3175 Pennsylvania) property does not have site area to provide the additional parking

needed if they wished to convert it to non-age restricted residences which is one of the reasons why they plan to not convert that property.

Mr. Gantz stated that his partnership also owns the Woodlands Apartments which is a senior housing. He stated that based on his understanding of the market that filling Applewood I (3125 Pennsylvania) with market rate senior housing and thus they wished to allow for all ages to occupy the building. He said they are making \$750,000 investment in the Applewood I (3125 Pennsylvania) property in order to upgrade the apartment building. He also said with the low-income status being removed the property will now be taxed as market rate and that assessments went up too. He concluded that the partnership has decided to allow the existing residents to remain in the building for two more years with the currently affordable rental rates in order for them to find alternative housing, if necessary.

Pat Johnson, 1852 Carter Road, spoke in opposition and noted that he submitted a petition. He read the statement on the petition into the record.

Roaslie Jahn, 1871 Carter Road, spoke in opposition and noted she signed the petition. She noted concerns with removing the 55+ limit and questioned what impact it might have on the other apartments and the neighbors.

The Commission noted that most of the proposed renovations are good but noted the Section 42 process seems confusing and questioned what it would take to renew the tax credit. They questioned if the renewal process for Section 42 was guaranteed to be approved. They sought clarification regarding the site changes.

Mr. Gantz responded to neighbors' concerns and addressed questions from the Commission. He said renewal of the tax credits was very competitive and that there is no guarantee of approval. He reiterated that Applewood II (3175 Pennsylvania) would not have the site area to accommodate the additional parking needed in order to convert the property. He stated that the concept plan for Applewood I (3125 Pennsylvania) would reconfigure and expand the existing surface parking lot in order to meet the 1.5 parking space per unit requirement. He clarified that Applewood III and IV, which are located toward the west, are under separate ownership.

Cody Austin, Origin, also spoke in favor the project and stated that the revised site plan would eliminate one access drive from Pennsylvania Avenue. He stated the petition appears to be misleading as it states a hypothetical situation where all the Applewood Apartments properties, I through IV, would be converted from senior housing to non-age restricted market rate housing. He said only one building, Applewood 1 (3125 Pennsylvania), is proposed to be converted. He commented that if any use change were proposed to Applewood II (3175 Pennsylvania) in the future that it would be required to be reviewed by the ZAC and City Council.

Staff detailed the staff report and concept plan stating that the proposed amendment would allow only Applewood I (3125 Pennsylvania) to be converted to non-age restricted market rate housing and that Applewood II (3175 Pennsylvania) would remain restricted

to senior housing. Staff noted that the Applewood I property is approximately 2.5 acres and is improved with a three-story residential building with a surface parking lot and underground parking lot. Staff explained the topography of the site which slopes downhill from east to west with an overall elevation change of approximately thirty-six (36) feet. Staff said the request is to amend the PUD to permit multi-family residences as a permitted use for the 3125 Pennsylvania Avenue property only. Staff noted that a letter of opposition was submitted from the property owner to the east and that an opposition petition was submitted which contains signatures of more than 20% of the property owners within the notification area, which triggers a supermajority vote at the City Council. Staff noted that the verbiage of the petition would be reviewed to address the applicant team's concern about its wording.

The Commission discussed the request noting that receiving Section 42 Tax Credits from the Iowa Finance Authority is a very difficult and competitive process, and that approval was not guaranteed. They noted that there is a lot of senior housing in Dubuque and stated that the applicant's partnership is their own neighbor in this instance and that they would want to protect each building's value. The Commission commented that they are conforming to parking regulations and that it makes sense to convert, and that the amendment would not prohibit seniors from renting units in the building. It was noted that parking on adjacent streets did not appear to be an issue, as that would be a long walk to the subject site from any adjacent residential streets other than Pennsylvania Avenue. The Commission noted it was good to hear that existing tenants are being accommodated for 2 years, and that the property owns both Applewood I and II and that it would be in his own interest to maintain the sites and keep them nice for himself and the neighbors. One Commissioner stated that they found the request to be an odd one and there is a potential for a domino effect of use changes to adjacent senior housing properties.

Recommendation

By a vote of 5 to 1, the Zoning Advisory Commission recommends that the City Council approve the request.

A petition of opposition was submitted and signed by the owners of twenty percent (20%) or more of the property which is located within two hundred feet (200') of the exterior boundaries of the property being considered for rezoning. Therefore, a super majority vote is needed for the City Council to approve the request.

Respectfully submitted,



Matthew Mulligan
Zoning Advisory Commission

Attachments

cc: Cody Austin – Origin Design - 137 Main Street, Suite 100 – Dubuque, IA
James P. Gantz - Sodarock Housing Cooperative – 10537 Route 3 - Dubuque, IA

APPLICATION FORM

Zoning Advisory Commission

- ☒ Amended PUD
☐ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 3125 PENNSYLVANIA AVE DUBUQUE, IA 52001
Legal Description/Parcel ID#/Subdivision: LOT 1 APPLEWOOD PLACE
Existing Zoning: PR Proposed Zoning: PR Site Area (square feet/acres): 2.51
Historic District: N/A Landmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

PARKING LOT MODIFICATION PROJECT CONSISTING OF MAXIMIZING THE PARKING STALL COUNT

C. Applicant/Agent Information

Name: ORIGIN DESIGN - CODY AUSTIN Phone: (563)556-2464
Address: 137 MAIN ST, SUITE 100 City: DUBUQUE
State: IA Zip: 52001 Email: cody.austin@origindesign.com

D. Property Owner(s) Information

Name(s): SODAROCK HOUSING COOPERATIVE - JAMES P GANTZ Phone: (563)556-2921
Address: 10537 ROUTE 3 City: DUBUQUE
State: IA Zip: 52001 Email: _____

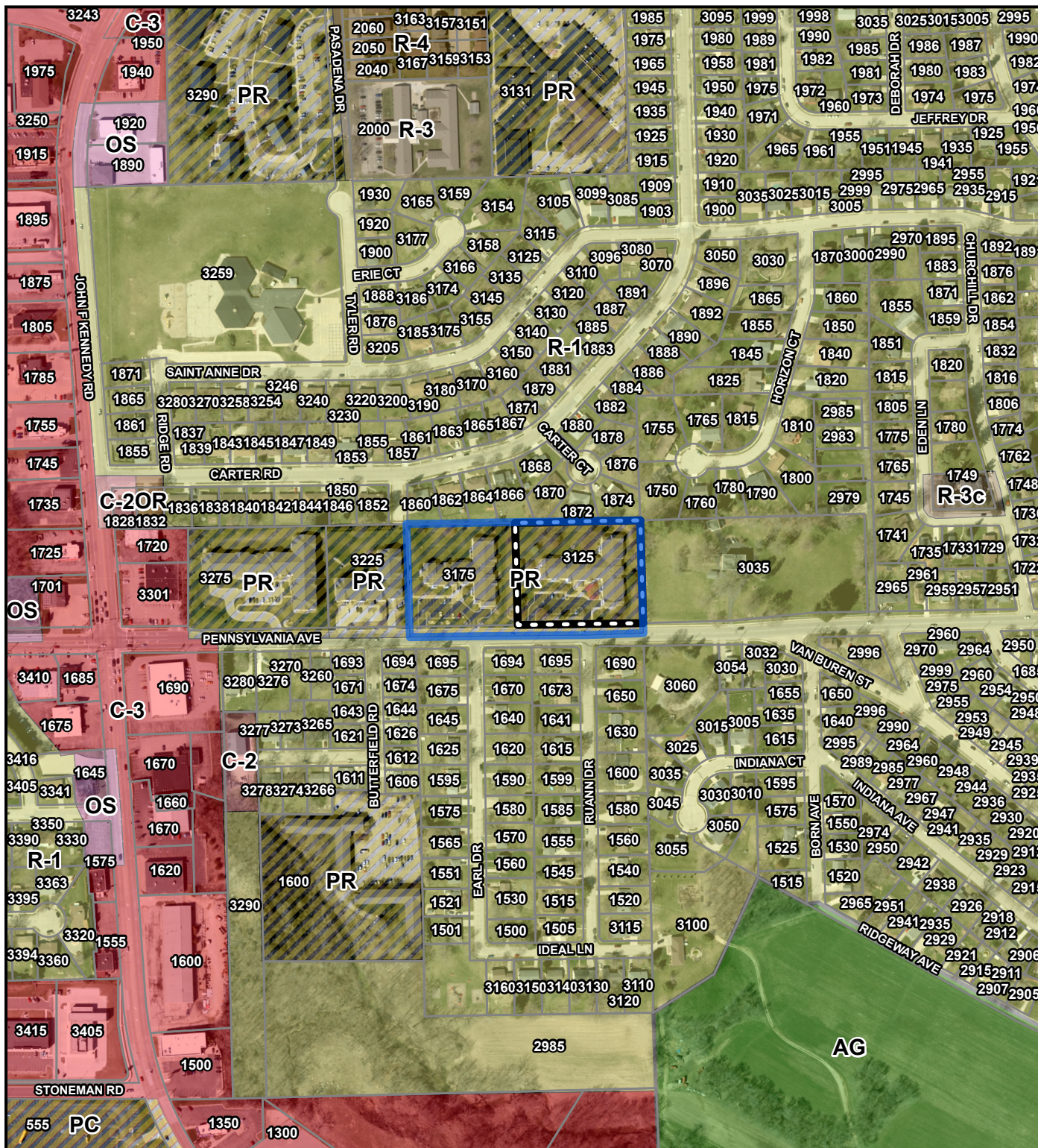
E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

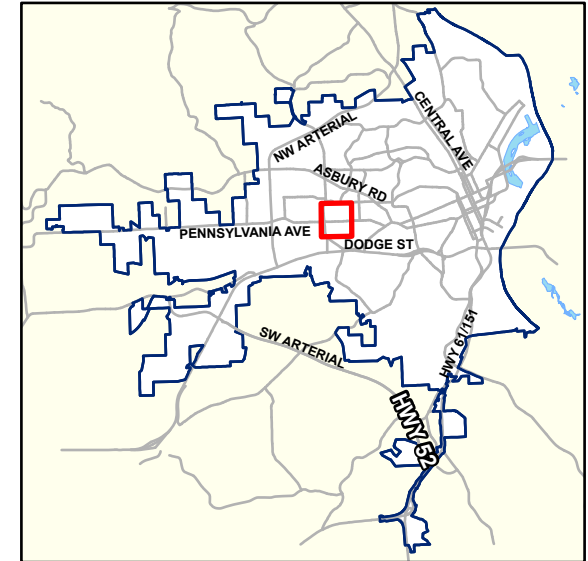
Applicant/Agent: James P Gantz Managing Member Date: 3/21/2025
Property Owner(s): Sodarock Housing Cooperative Date: 3/21/2025

FOR OFFICE USE ONLY

Fee \$ 822 Ck# #5868 ☐ CC ☐ Cash Received by [Signature] Date 3/21/25



Vicinity Map

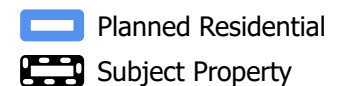


Applicant: Jim Gantz

Location: 3125 Pennsylvania Avenue

Type: Special Exception

Description: To amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use.



560 Jefferson Street



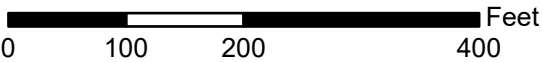
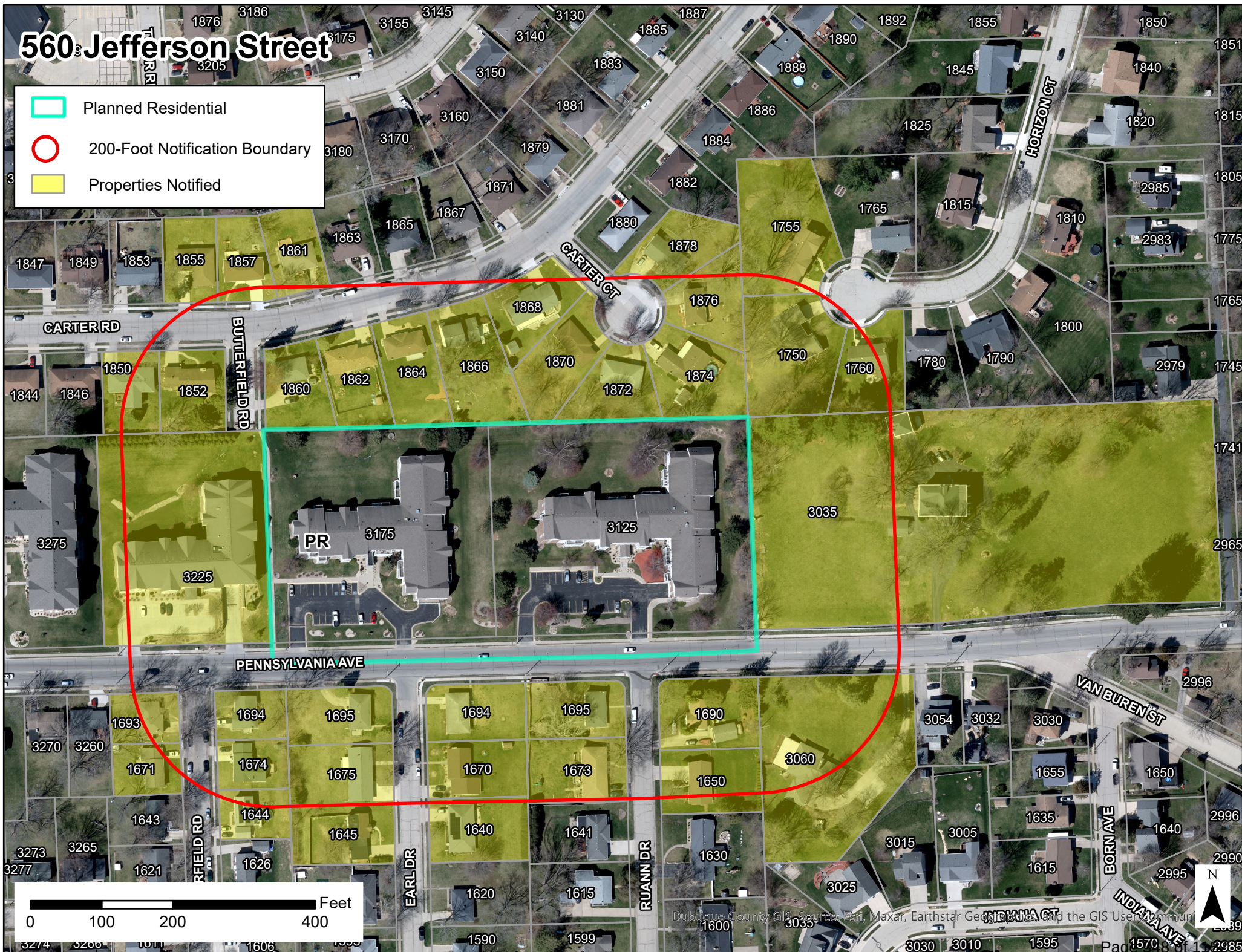
Planned Residential



200-Foot Notification Boundary



Properties Notified



Property Address: 3125 Pennsylvania Ave

Property Owner: Sodarock Housing Cooperative

Applicant: James P. Gantz

Description: To amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use.

Proposed Land Use: Residential

Proposed Zoning: PUD/PR

Existing Land Use: Residential

Existing Zoning: PUD/PR

Adjacent Land Use:

North – Residential
East – Residential
South – Residential
West – Residential

Adjacent Zoning:

North – R-1
East – R-1
South – R-1
West – PUD/PR

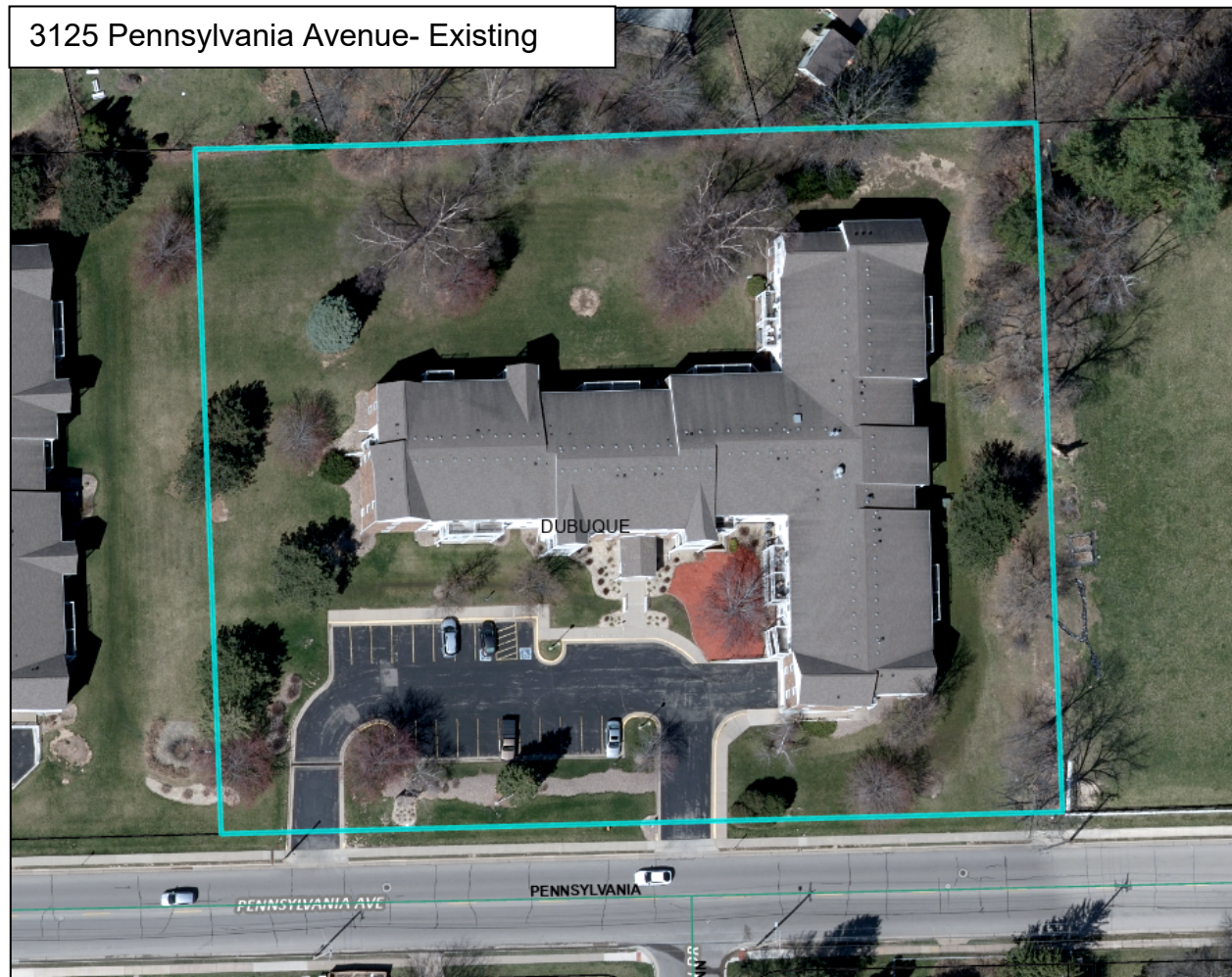
Former Zoning:

Prior to 1975 – Single-Family Residential
1985 – R-1 Single-Family Residential
1993 – PUD PR-Planned Residential

Total Area: Approx. 2.5 acres

Property History: The property was historically zoned for single-family residential use and was undeveloped until 1993. That year the subject property was rezoned to Planned Unit Development with PR-Planned Residential along with the adjacent property to the west (3175 Pennsylvania Avenue) to allow for the development of a senior housing apartment building (one building is located on each site). As a result, the property is currently improved with a three-story, forty-seven (47) unit senior apartment building with a total of twenty-seven (27) covered parking spaces and twenty (20) surface parking spaces (47 total spaces). The site is accessed from Pennsylvania Avenue.

Physical Characteristics: The subject property is approximately 2.5-acres and is improved with a three-story senior apartment building with a surface parking lot. The site slopes downhill from east to west with an overall elevation change of approximately thirty-six feet. Below is a 2024 aerial image of the subject site.



See image provided on the following page.

Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. The City's Future Land Use Plan identifies the subject site as Multi-Family Residential. The proposed project would also help to meet the following recommendations of the Comprehensive Plan:

- Encourage a mix of housing affordable for all segments of Dubuque's populations throughout the community, including options for those who might be saving for their first home.
- Integrate multi-family development within mixed-use areas for increased access to goods and services.
- Encourage new multi-family development in proximity to jobs to minimize transportation costs.

Impact of Request on:

Utilities: The subject property is already adequately served by both city water and

sanitary sewer.

Traffic Patterns/Counts: The 2021 Iowa Department of Transportation (IDOT) traffic counts indicate an average annual daily traffic count of 9,300 vehicles along Pennsylvania Avenue which is categorized as a Minor Arterial. The proposed PUD amendment would not increase the number of residential units on the site but would allow for multi-family residential apartments where currently senior apartments only are permitted. While a multi-family residential use may result in additional vehicles trips to the site beyond the current use, it is not anticipated that the trips would have substantial impacts to vehicle trips along Pennsylvania Avenue, which is designed to accommodate heavy traffic volumes.

Public Services: Public services are adequate to serve the site.

Environment: The subject property and surrounding neighborhood are already developed. The proposed change from senior apartments to multi-family residential would result in some modifications to the existing site in order to expand the surface parking spaces on the site. Site changes would be subject to site plan review by the City's Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more. Staff does not anticipate any adverse effects on the environment as any potential impact would be mitigated through the review processes above.

Adjacent Properties: The subject property is located within a fully developed neighborhood that includes single-family, multi-family, and senior housing development. Various commercial uses are located just to the west along John F. Kennedy Road.

CIP Investments: None proposed.

Staff Analysis: The applicant is requesting to amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use. The property was rezoned in 1993 PUD with PR-Planned Residential designation to allow for the development of a three-story, forty-seven (47) unit senior housing apartment building with a total of forty-seven (47) parking spaces (27) covered parking spaces and 20 surface parking spaces).

The property was subdivided in 1993 to allow for the development of the property as a senior housing project. At that time, the project qualified for housing tax credits through the Iowa Finance Authority. A requirement of the tax credit was that the property remain

as senior housing for a duration of time. The property has complied with this requirement and the time period required has now lapsed. As a result, the property owner is no longer required to maintain the property as senior housing per the tax credit requirements and the owner now desires to utilize the property for general multi-family residential apartments. Because the existing PUD ordinance allows for only senior apartments, the property owner is requesting to amend the PUD to allow for the multi-family use, which would allow for residents of all ages.

The requested PUD amendment would modify the permitted uses to include multi-family residential. As a result, the applicant is proposing to add additional surface parking spaces on the property which will increase the total number of parking spaces to seventy-two (72). This would provide a parking ratio of 1.53 spaces for the proposed multi-family residential development, which is just over the code required 1.5 spaces per unit for multi-family residential development. Additionally, the amendment would provide an updated Conceptual Plan for the subject site showing the reconfiguration of surface parking on the property.

If approved, development on the subject site would be bound by the previously approved (for 3175 Pennsylvania) and new proposed (for the subject property at 3125 Pennsylvania) Conceptual Plans.

Staff recommends the Zoning Advisory Commission review the criteria established in Chapter 9 of the Unified Development Code regarding granting a rezoning.

Prepared by:



Reviewed:



Date: 3/26/2025

Prepared by: Wally Wernimont, City Planner Address: City Hall - 50 W. 13th Street Telephone: 589-4210
Return to: Adrienne Breitfelder, City Clerk Address: City Hall- 50 W. 13th Street Telephone: 589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DUBUQUE CODE OF ORDINANCES BY RESCINDING ORDINANCE 23-93 AND ADOPTING A PUD PLANNED UNIT DEVELOPMENT WITH A PR PLANNED RESIDENTIAL DISTRICT DESIGNATION AND CONCEPTUAL DEVELOPMENT PLAN.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the Unified Development Code of the City of Dubuque Code of Ordinances is hereby amended by reclassifying the hereinafter-described property from PUD with a PR Planned Residential District designation to PUD Planned Unit Development District with a PR Planned Residential District designation, and adopting a conceptual development plan, a copy of which is attached to and made a part hereof, is hereby adopted and approved for the following described property, to wit:

Lot 1 and Lot 2 of APPLEWOOD PLACE and to the centerline of the adjoining public right-of-way, all in the City of Dubuque, Iowa.

Section 2. That in order to accomplish the purposes of this Planned Unit Development district, the above-described property is subject to the following conditions and restrictions:

A. Use Regulations.

The following regulations shall apply to all uses made of land in the above-described PR Planned Residential District:

1. Principal permitted uses for the property located at 3175 Pennsylvania Avenue (PIN 1022355017) shall be limited to senior housing dwelling units.

2. Principal permitted uses for the property located at 3125 Pennsylvania Avenue (PIN 1022355018) shall be multi-family residential units.
3. No secondary or contingency uses shall be permitted.
4. Accessory uses shall include any use customarily incidental and subordinate to the principal use it serves.

B. Lot and Bulk Regulations.

Development of land in the PR Planned Residential District shall be regulated as follows:

1. All building structures and activities shall be located in conformance with the attached conceptual development plans and all final site development plans are to be approved in accordance with provisions of the PR Planned Residential District regulations.
2. All buildings and structures shall provide a front yard setback, a side yard setback from the adjoining properties, and a rear yard setback as per the conceptual development plan.
3. A maximum building height of 27 feet shall be allowed as measured from the south grade elevation to the roof peak.
4. All other bulk regulations of the R-4 Multi-Family District shall be met for the construction of all buildings and structures, as established in Section 5-6 of the Unified Development Code.
5. Variance and Special Exception requests from bulk regulations shall be reviewed by the Zoning Board of Adjustment in accordance with Section 16-8-6 of the Unified Development Code.

C. Performance Standards.

The development and maintenance of uses in this PR Planned Residential District shall be established in conformance with the following standards of Section 3-1.6 of the PR Planned Residential District.

1. The phasing of the development shall occur as described on the attached conceptual development plan, with all site improvements to be completed for each phase.
2. An internal driveway system and required parking spaces shall be hard surfaced and constructed by the developer for each phase.
3. Lighting shall be provided per City standards.
4. Landscaping shall be provided in compliance with Section 16-13 of the Unified Development Code and as stipulated in the conceptual development plan.
5. Off-street parking shall be provided at a ratio of 1.5 spaces per unit for the property located at 3125 Pennsylvania Avenue (PIN 1022355018).

6. Off-street parking shall be provided at a ration of .5 spaces per unit for the property located at 3175 Pennsylvania Avenue (PIN 1022355017).
7. All utilities including telephone and cable television shall be installed underground.
8. Internal sidewalks shall be provided, with connection to the existing public sidewalk system, as per the conceptual development plan.
9. A final site development plan shall be submitted in accordance with Chapter 13 of the Unified Development Code of the City of Dubuque, Iowa prior to each construction phase as described on the attached conceptual development plan. No further grading, excavating, or other land disturbing activity may occur before a final site plan is approved.

D. Open Space and Recreational Areas

Open space and landscaping in the PR Planned Residential District shall be regulated as follows. Those areas not designated on the conceptual development plan shall be maintained as open space, as defined Chapter 13 of the Unified Development Code of the City of Dubuque, Iowa, by the property owner and/or association.

E. Sign Regulations.

The sign regulations shall be the same as that which are allowed in R-4 Multi-Family Residential District as established in Section 16-15 of the Unified Development Code.

F. Additional Standards.

The conceptual development plan shall be valid for a period of five (5) years provided a final site development plan for Phase I is submitted within two years from the date of approval.

G. Ordinance History

1. Ordinance No. 23-93: Rezoned the subject property from R-1 Single-Family Residential to Planned Unit Development with PR Planned Residential designation.

H. Transfer of Ownership

Transfer of ownership or lease of property in this PR Planned Residential District shall include the transfer or lease agreement a provision that the purchaser or lessee acknowledges awareness of the conditions authorizing the establishment of the district.

I. Modifications

Any modifications of this Ordinance must be approved by the City Council in accordance with zoning reclassification proceedings of Section 16-9-5 of the Unified Development Code.

Section 3. The foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 4. The foregoing amendment shall take effect upon publication, as provided by law.

Passed, approved, and adopted this _____ day of _____ 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne Breitfelder, City Clerk

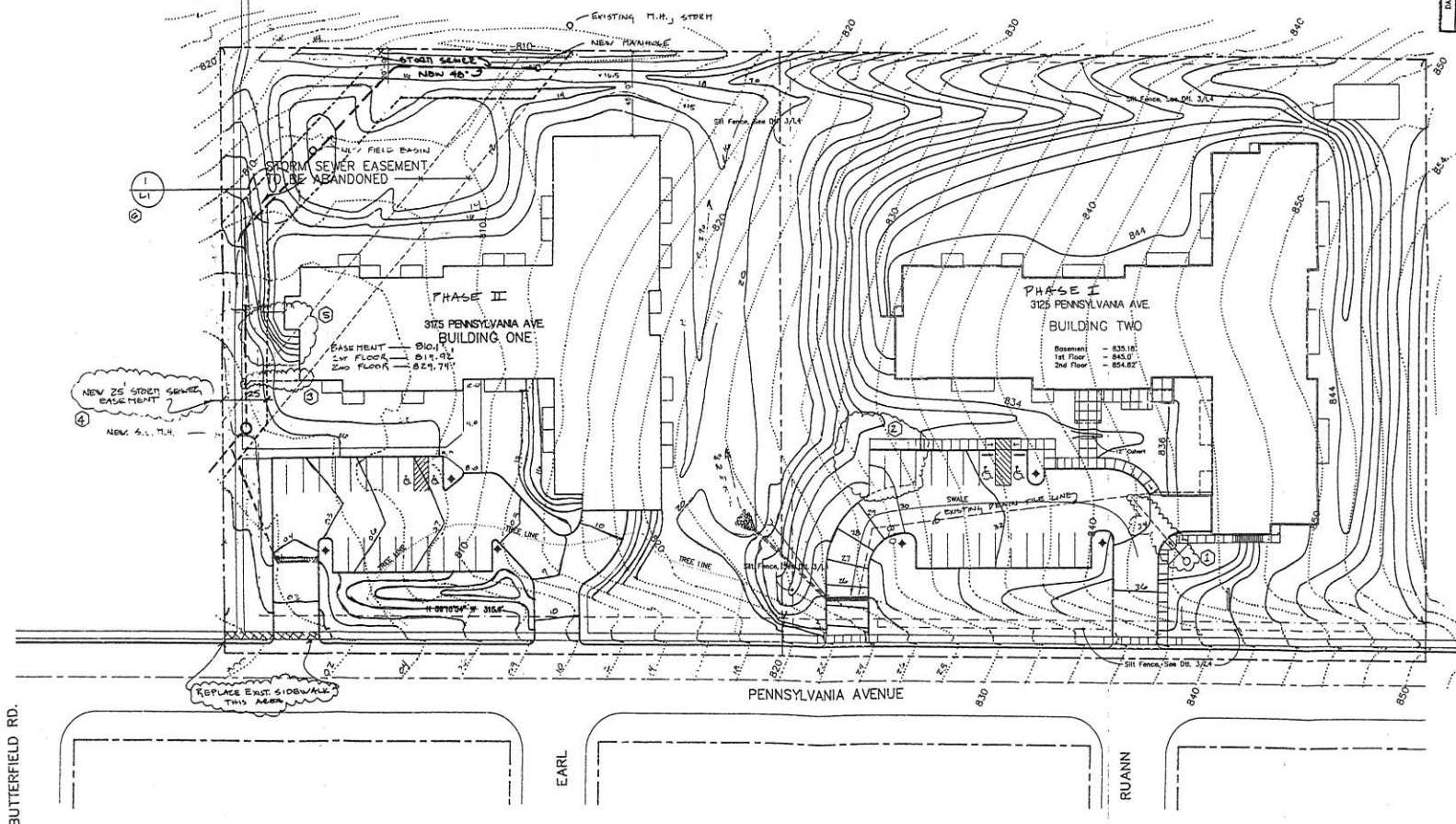
Exhibit A

3/16/95 Revisions

- ① Add new 3' diameter field basin. Tie into existing drain tile.
- ② Add 3 parking stalls to west end of Existing Phase I lot. Regrade, provide sidewalk extension, seed and mulch as required.
- ③ Tie Phase II foundation drain tile into relocated 18" diameter storm sewer.
- ④ New 25' storm sewer easement.
- ⑤ Delete previously shown retaining wall. Grader in this region modified.
- ⑥ Detention basin overflow. Establish overflow elevation at 815.0

① DET. BASIN OVERFLOW AREA DETAIL
1"=10'

DATE SUBMITTED March 27, 1995	CITY OF DUBUQUE SITE PLAN	FILE NUMBER
TYPE OF USE Residential	ADDRESS 3175 Pennsylvania Ave.	OTHER DISTRICT
ENGINEER PR	DEVELOPMENT SERVICES See Appendix	ACCEPTANCE BY OWNER DATE 3/17/95
CITY ENGINEER [Signature]	DATE 3/17/95	NOTES



CITY OF DUBUQUE
MAR 23 1995



① GRADING PLAN



NOTES

→ = Slope Down 1:12 max.

12/27/94
2/27/95
SR 424

PROJECT APPLEWOOD SENIOR APARTMENTS PHASE TWO
3175 PENNSYLVANIA AVE.
DUBUQUE, IA
HSR # 940083

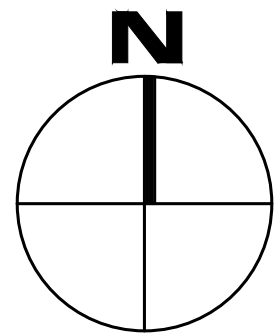
OWNER
DUBUQUE SENIOR HOUSING 2 LIMITED PARTNERSHIP
DUBUQUE, IOWA 52002

DEVELOPER
HORIZON INVESTMENT & DEVELOPMENT CORP.
37 KESSEL COURT, SUITE 211
MADISON, WISCONSIN 53711 608-274-1188

FILE # 9306312
LAST UPDATE
12-15-94
HSR ASSOCIATES INC
ARCHITECTURE
ENGINEERING
LA CROSSE AND MADISON WI

DRAWING
DATE
DECEMBER 1994
DRAWN BY
TDF
REVISION
3/23/95 0-3-11-95

Exhibit B



HORIZONTAL SCALE IN FEET
0 10 20
DRAWING MAY HAVE BEEN REDUCED

origindesign.com
800 556-4491
© Origin Design Co.

Client Name
SODAROCK HOUSING
COOPERATIVE

Project Name
APPLEWOOD
PARKING LOT

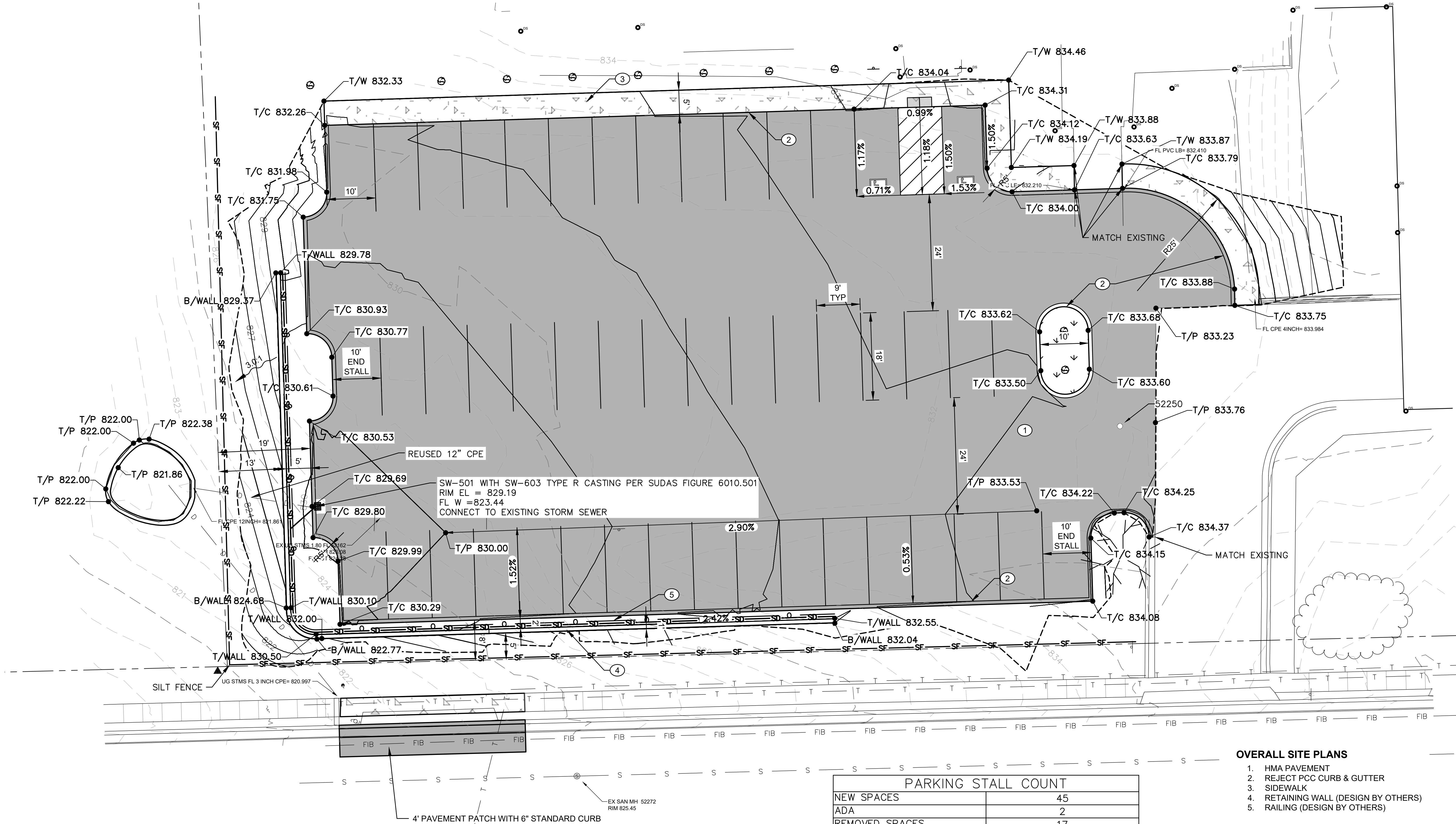
Location / Description
3125
PENNSLAYVANIA
AVE,
DUBUQUE, IA

Rev	Description	Date
1	Project Number 25045	Issued For Bidding:
2	Project Manager: CTA	Issued For Construction:
3	P:\25045\DRAWINGS\DWG 25045-22-06 P.006 2/10/2025 1:52 PM ALEX KEPR	

Sheet Title

PROPOSED SITE
PLAN

C6.10



PETITION OPPOSING THE REZONING OF 3125 PENNSYLVANIA AVE.

We, the unsigned below are opposed to amendment to the updating of the conceptual development plan in changing the PUD from a retirement community building, to a market rate rental building. We feel, that by this action, it will undermine the current stable tenant structure in the remaining buildings, thus have the potential to having them all converted to market rate rental buildings. Thus in the end, the conversion of the whole facility from a retirement community to a massive market rate complex behind existing R-1 homes, that were all built long before this complex was put in. We respectfully request that the Zoning Advisory committee deny this request.

NAME	ADDRESS	PH #
1) Travis Newman	1860 Carter Rd	515-953-8818
2) Jeff Swift	1862 Carter Rd	563-590-9968
3) Kim Begle	1868 Carter Rd	563-552-2819
4) Jeremy Gerardy	1872 Carter Ct	563-451-8788
5) Ruth Thorne	1876 Carter Ct	563-588-8465
6) Irene Absels	1882 Carter Road	563-588-2938
7) Joan Feiler	1880 Carter Road	563-588-4290
8) Ann Kusi	1877 Carter Road	
9) Rosalie Jahre	1871 Carter RD	563-557-1431
10) Terry & Trish Kemp	1865 Carter Rd	563-542-6573
11) Rhonda Kemp	1865 Carter Rd, DB8	563-542-6572
12) Dalton Foley	1863 Carter Rd	563-581-6917
13) Darlene Hantelmann	1855 Carter Rd	563-582-1052
14) Barb Goodman	1853 Carter Rd	563-845-1522
15) Milana King	1849 Carter Road	563-663-8310
16) Joe Mistek	1846 Carter Rd	916-273-9580
17) Terry Lee	1850 Carter ad	920-284-7347
18) Ted Johnson	1852 Carter Rd	563-542-3400
19) Julie Barma	1867 Carter Rd	563-544-5325

- 20) Isaac Rima 1867 Carter RD 563-564-2145
- 21) Stanley Malap 1847 Carter Rd 563-513-5104
- 22) Travis Gudenkauf 1845 Carter Rd 319-229-9413
- 23) Norman Sabmitt 1842 Carter Ave 556 34194
- 24) Donald T. Moody 1840 Carter Rd 588-0457
- 25) Daniel R. Kunt 1836 Carter Rd. 563-599-2334
- 26) Pat Bradley 1765 Horizon Ct. 563 582-4833
- 27) Mel Harney 1755 HORIZON CT 563 663-0726
- 28) Elaine Kurbel 1750 Horizon Ct 563 582-1750
- 29) Adrian Kurbel 1750 Horizon Ct 563 582-1750
- 30) David J. Bopp 1766 Horizon CT 563-588-2294
- 31) James H. Crave 1864 Carter Rd. 586.246.2538
- 32) Marion Crave 1864 Carter Rd 586-612-5607
- 33) Shan Johnson 1852 Carter Rd 563-542-3300
- 34) _____
- 35) _____
- 36) _____
- 37) _____
- 38) _____
- 39) _____
- 40) _____
- 41) _____
- 42) _____
- 43) _____
- 44) _____
- 45) _____

Public Input - 3125 Pennsylvania Ave. - Applewood Apts.

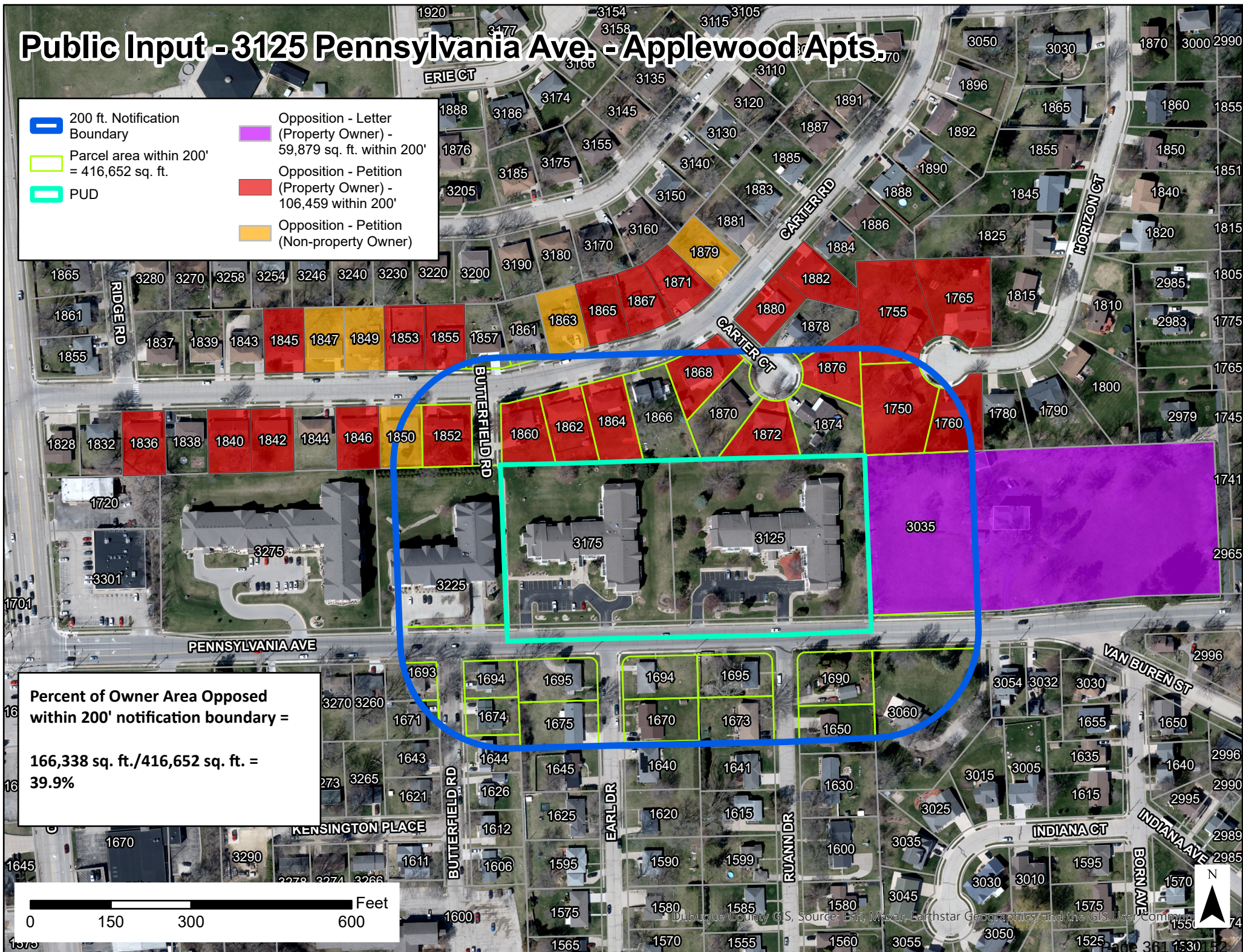
-  200 ft. Notification Boundary
-  Parcel area within 200' = 416,652 sq. ft.
-  PUD
-  Opposition - Letter (Property Owner) - 59,879 sq. ft. within 200'
-  Opposition - Petition (Property Owner) - 106,459 within 200'
-  Opposition - Petition (Non-property Owner)

Percent of Owner Area Opposed within 200' notification boundary =

166,338 sq. ft./416,652 sq. ft. =
39.9%

0 150 300 600 Feet

Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Timothy L. Berns
3035 Pennsylvania Ave.
Dubuque, IA

Zoning Advisory Commission,

I am writing to express my strong opposition to the proposed amendment to the Planned Unit Development concerning the property located at 3125 Pennsylvania Ave. As a neighboring property owner, I have serious concerns regarding the updating of the conceptual development plan, the amendment of parking requirements, and the proposed addition of multi-family residential as a principal permitted use for this complex.

Our property sits next to the property at 3125 Pennsylvania Ave. (on the east side), which is currently designated as Senior housing, and runs right along approximately twelve units that back up to our home, each unit with a verandas or patio. This designation for Senior housing has helped maintain a low-activity, low-noise environment that has been enjoyed by neighboring homes including ours. However, I am deeply troubled by the prospect of changing the principal permitted use to multi-family residential. An increase in the number and mix of residents would undoubtedly lead to heightened activity and noise, particularly given that there is no physical barrier between our properties.

Additionally, the limited green space within the complex is not well-suited for families with children or pets. I have observed a significant amount of trash and dog droppings on our property, which often results from residents walking their dogs or enjoying the area. A change in the permitted use is likely to amplify these issues by increasing foot traffic and, consequently, the frequency of littering and pet waste incidents.

Furthermore, the current parking requirements were designed with a senior housing demographic in mind. The anticipated increase in vehicles due to the proposed multi-family residential use will further congest Pennsylvania Ave, an area already challenging for safe vehicle entry and exit. I would anticipate that the increase in expected traffic would exacerbate existing problems and create additional safety hazards for residents and visitors alike. There is also another major multi-family complex just off Pennsylvania Ave. (Butterfield Apartments) which exits directly across from Applewood onto Pennsylvania Ave.

I am also concerned that this public hearing is a mere formality for approval and that our

concerns will not be addressed as I have seen advertisements already alerting the public of this renovation and transition to multi-family housing. I have attached such advertisement. I have also called the number on their advertisement to see if the new Applegate Apartments are available and they indicated that they are. I asked if I could enter a contract and get into one immediately and they said that I could. It appears that this amendment has already been approved, or that they would be in violation of the current zoning requirements.

When I purchased my property, I did so with the understanding that the adjacent complex was designated as senior housing as our property sits right next to Applewood. Had the property been zoned for multi-family residential use, my decision may very well have been different. The complex has continued to grow over the years adding additional units zoned as Senior housing and likely receiving incentives for doing so. If needed, it would seem more logical to rezone units on the other end of the complex that do not butt up to residential homes. I respectfully urge the commission to reconsider the proposed amendments in light of the potential negative impacts on our neighborhood's quality of life, safety, and environmental conditions.

Thank you for considering my concerns. I hope that you will take the necessary steps to preserve the character and well-being of our community.

Sincerely,

Tim Berns

Applewood I Senior Apartments transitions to Applegate I Apartments in Dubuque, Iowa.



Horizon Management Services, Inc.

Certified as a Woman-Owned Business, we bring 40 years of experience in property management & LIHTC compliance services.

Published Feb 18, 2025

+ Follow

Dubuque, IA – January 28, 2025 – Applewood I Senior Apartments is excited to announce its transformation into Applegate Apartments, a multifamily, market-rate property on Pennsylvania Avenue in Dubuque, IA. This rebranding marks a significant shift in the community's offerings, welcoming residents of all ages and income levels.

Applegate I Apartments will continue to provide high-quality living spaces with ongoing renovations to provide newly renovated one- and two-bedroom apartment homes. Each unit will feature upgraded appliances, modern flooring, new cabinetry, and an in-unit washer and dryer (two bedrooms only), maintaining the commitment to excellence that residents have expected.

Key features of Applegate I Apartments include a non-smoking, pet-friendly community with responsive maintenance and professional on-site management. "We are thrilled to open our doors to a broader community and offer the same high standards of living to more residents," said Dave Kelly, Property Manager of Applegate I Apartments. "Our goal is to create a welcoming environment where everyone can feel at home."

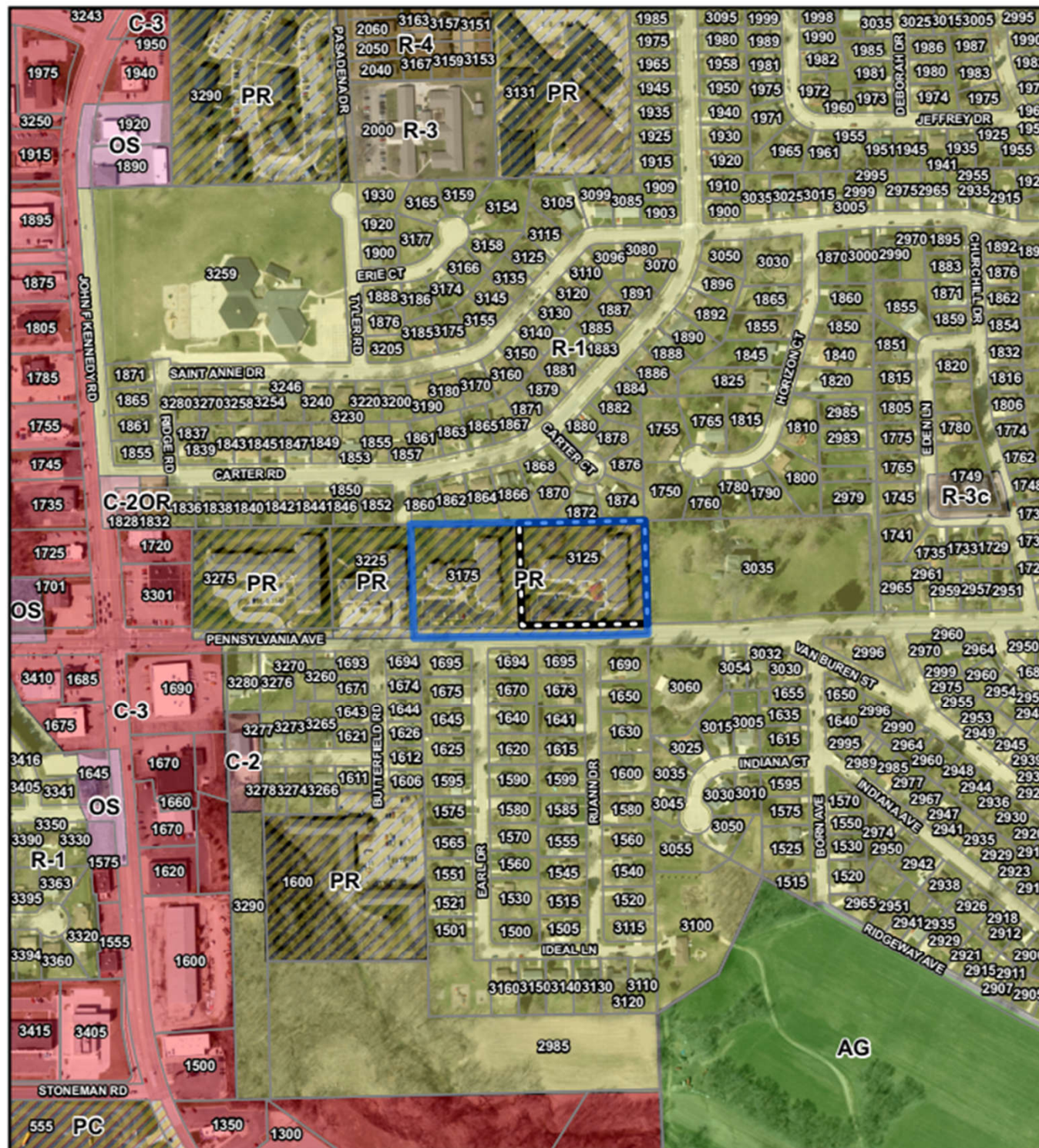
Applegate I Apartments will continue to be managed by Horizon Management Services, Inc.

For more information about Applegate I Apartments and to schedule a tour, please contact us at 563-543-1009 or **applegate@horizondbm.com** .

PUD Amendment - 3125 Pennsylvania

To amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use.

Staff Presentation to City Council
April 21, 2025



Vicinity Map



Applicant: Jim Gantz

Location: 3125 Pennsylvania Avenue

Type: Special Exception

Description: To amend the Planned Unit Development by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use.

 Planned Residential
 Subject Property

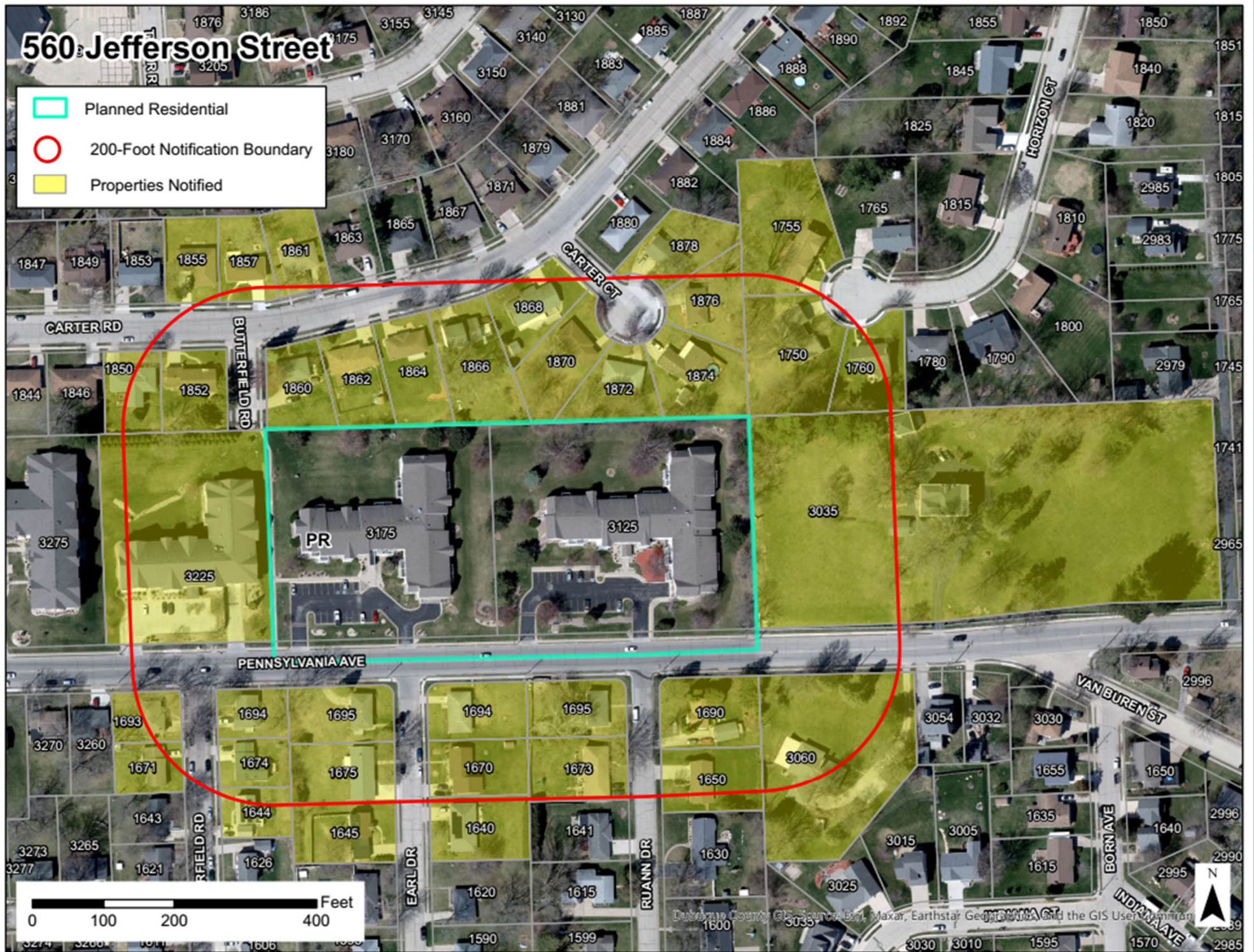
0 187.5 375 750
Feet



1:5,000

560 Jefferson Street

- Planned Residential
- 200-Foot Notification Boundary
- Properties Notified



Dubuque County GIS Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Project Site

- **Property & Zoning History:**

- Pre-1975 – Single-Family Residential
- 1985 – R-1 Single-Family Residential
- 1993 – PUD PR-Planned Residential

- **PUD Area:**

- ~2.5 acres total
- 2 lots – 3125 and 3175 Pennsylvania Ave
- Proposed PUD amendment affects 3125 Pennsylvania property ONLY
 - 3125 Pennsylvania – 3-story senior housing building with 47 parking spaces

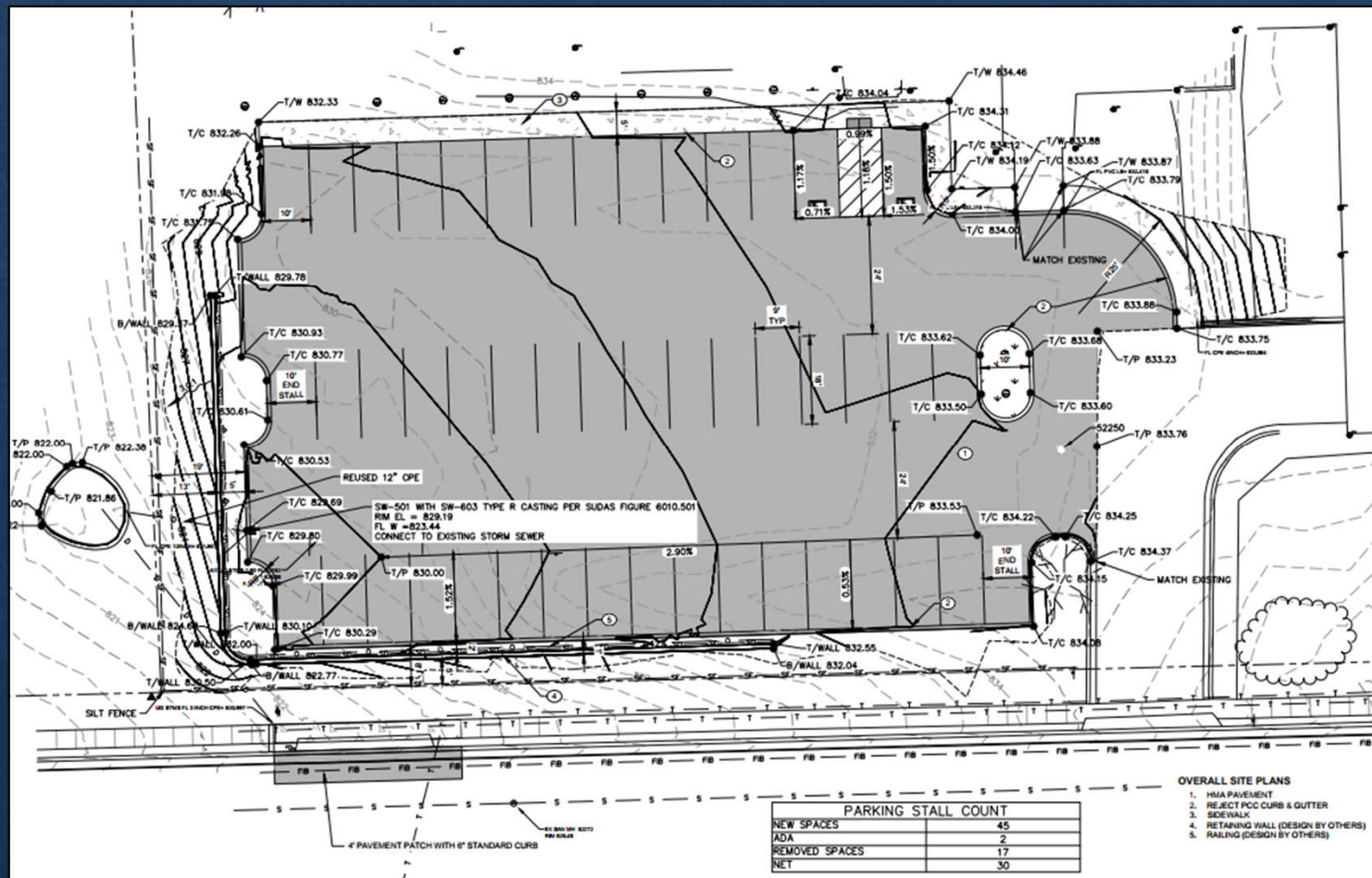
- **Adjacent Land Use:**

- North – Residential
- East – Residential
- South – Residential
- West – Residential



Proposed Project

- Convert 3125 Pennsylvania Avenue from senior housing to non-age restricted multi-family residences (47 units)
- Modify existing site to surface parking lot to increase the total parking spaces to 72 stalls (meets 1.5 space/unit requirement)
- Add a new site plan exhibit (see below) showing the new parking lot configuration for 3125 Pennsylvania Avenue



Impact of Request on:

■ Utilities:

- The subject property is already adequately served by both city water and sewer.

■ Public Services:

- Public Services are adequate to serve the project.

■ Environment:

- Property is already developed.
- Site changes would require site plan review by the Development Review Team (DRT).

■ Traffic Patterns/Counts:

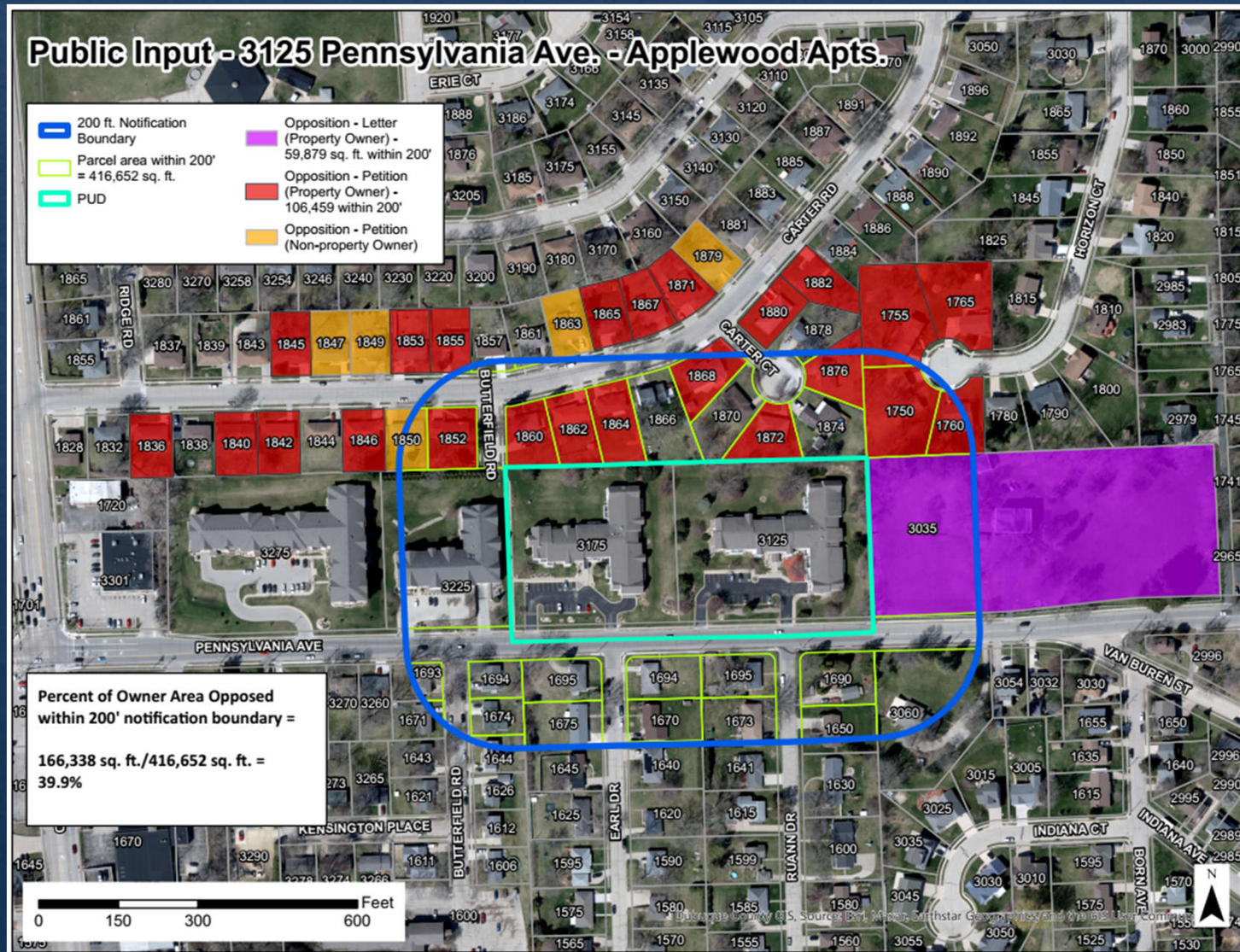
- 72 parking spaces – meets 1.5 spaces/unit requirement for multi-family use
- Pennsylvania Avenue (Minor Arterial) – 9,300 AADT count (2021)
- Transition from senior housing to multi-family residential is not anticipated to significantly impact traffic trips along Pennsylvania Avenue, which is designed to accommodate heavy traffic volumes

■ Comprehensive Plan Recommendations:

- Integrate multi-family development within mixed-use areas for increased access to goods and services.
- Encourage a mix of housing affordable for all segments of population throughout the community.
- Encourage new multi-family residential development in proximity to jobs.

Public Input

- Tim Berns (3035 Pennsylvania Ave) – Letter of Opposition
- Speakers in opposition at ZAC meeting:
 - Roaslie Jahn – 1871 Carter Road
 - Pat Johnson – 1852 Carter Road
- Petition of opposition:



Recommendation

By a vote of 5 to 1, the Zoning Advisory Commission recommends that the City Council approve the request.

A petition of opposition was submitted and signed by the owners of twenty percent (20%) or more of the property which is located within two hundred feet (200') of the exterior boundaries of the property being considered for rezoning. **Therefore, a super majority vote is needed for the City Council to approve the request.**

**City of Dubuque
City Council**

PUBLIC HEARINGS # 2.

ITEM TITLE: Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

SUMMARY: Proof of publication on notice of public hearing to consider City Council adopt a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval.
RESOLUTION Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo Amended
2. Staff Memo
3. Urban Renewal Plan, Version 2025.1
4. Attachment A - Map
5. Attachment B-1
6. Attachment B-2
7. Attachment C
8. Attachment D
9. Consultation Minutes
10. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

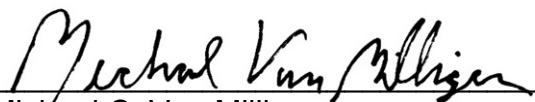
DATE: April 17, 2025

Economic Development Director Jill Connors is recommending adoption of a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area.

The Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities, Gronen Development, Inc.

Inclusion of this project is necessary to accommodate the anticipated issuance of urban renewal tax increment incentives under a development agreement for the mixed-use development at 5th and Main Street.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: **Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1**

DATE: April 15, 2025

INTRODUCTION

This memorandum presents for City Council consideration a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal Area ("Area").

The Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities, Gronen Development, Inc.

BACKGROUND

The Area was originally established in 1967. It has been amended and restated on several occasions over the years to expand the boundaries to assist with redevelopment efforts of multiple key landmark buildings and areas in the city's urban core.

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 "Urban Renewal", a resolution of necessity must be adopted finding that the area being considered for urban renewal Area designation is either a slum, blighted or economic development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

The Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities:

Gronen Development, Inc.

Inclusion of this project is necessary to accommodate the anticipated issuance of urban renewal tax increment incentives under a development agreement.

A consultation process was conducted with the affected taxing entities as required by Chapter 403.5 of the Iowa Code. Prior to the meeting, the affected taxing bodies were mailed copies of the Amended and Restated Urban Renewal Plan, Version 2025.1 and the Notice of Public Hearing. The required consultation to discuss, question, or object to the findings in these documents was held Tuesday, March 25, 2025. There were no representatives from the affected taxing entities in attendance.

The notice of public hearing was published on Friday, April 11, 2025 in accordance with publication requirements.

RECOMMENDATION/ ACTION STEP

I recommend, following the public hearing, the City Council adopt the attached Resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area.

AMENDED and RESTATED URBAN RENEWAL PLAN

Greater Downtown Urban Renewal District
(Including the former Downtown Dubuque, Ice Harbor, Kerper Boulevard, East 7th
Street, Quebecor, Holy Ghost and Dubuque Brewing & Malting
Urban Renewal Districts)

City of Dubuque, Iowa

This Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District traces its beginnings to the merger of the Downtown Urban Renewal Area Project Number Iowa R-15, originally established by Resolution 123-67 by the City Council of the City of Dubuque, Iowa on May 18, 1967, and subsequently amended and restated by Resolution 79-71 on March 15, 1971, by Resolution 73-74 on March 11, 1974, by Resolution 107-82 on May 3, 1982, by Resolution 191-84 on June 25, 1984, by Resolution 371-93 on December 6, 1993, by Resolution 145-94 on May 2, 1994, by Resolution 479-97 on November 17, 1997, by Resolution 476-98 on October 19, 1998 and by Resolution 187-02 on April 1, 2002, with the Ice Harbor Urban Renewal District, originally established by Resolution 403-89 of the City Council of the City of Dubuque, Iowa on December 18, 1989, and subsequently amended and restated by Resolution 241-00 on June 5, 2000, and by Resolution 114-02 on March 4, 2002. The Urban Renewal Plan for the Greater Downtown Urban Renewal District resulting from that merger was later amended by Resolution 170-04 on April 19, 2004, by Resolution 391-06 on August 21, 2006, by Resolution 108-07 on February 20th, 2007, by Resolution 597-07 on December 17, 2007, by Resolution 300-08 on September 2, 2008, by Resolution 393-09 on October 5, 2009, and by Resolution 26-10 on July 19, 2010. On May 2, 2011 the Kerper Boulevard Industrial Park Economic Development District originally established by Resolution 274-94 on August 15, 1994, and the East 7th Street Economic Development District, originally established by Resolution 144-97 on April 7, 1997, were merged into and became part of the Greater Downtown Urban Renewal District, pursuant to Resolution 155-11 approved on May 2, 2011. The Quebecor Economic Development District, originally established by Resolution 479-02 on September 16, 2002, was merged into and became part of the Greater Downtown Urban Renewal District pursuant to Resolution 271-12 approved on October 1, 2012. The Urban Renewal Plan for the Greater Downtown Urban Renewal District resulting from that merger and amendment was thereafter amended and restated by Resolution 173-13 on June 03, 2013. The Holy Ghost Urban Renewal District, originally established by Resolution 234-11 on July 18, 2011, was merged into and became part of the amended and restated Greater Downtown Urban Renewal District pursuant to Resolution 178-14 approved on June 16, 2014. The Urban Renewal Plan for the Greater Downtown Urban Renewal District resulting from that merger was later amended by Resolution 372-15 approved on October 19, 2015. The Dubuque Brewing & Malting Urban Renewal District, originally established by Resolution

301-08 approved on September 2, 2008, and subsequently amended and restated by Resolution 170-13 approved on June 3, 2013, was merged into and became part of the Greater Downtown Urban Renewal District pursuant to Resolution 401-16 approved on November 21, 2016.

By Resolution 90-17, adopted on March 6, 2017, the City Council approved and adopted an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District. The Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal District was subsequently amended and restated by Resolution 206-17, adopted on June 5, 2017, by Resolution 381-17, adopted on December 4, 2017, Resolution 104-19, adopted on March 18, 2019, Resolution 405-19, adopted on November 18, 2019, by Resolution 154-20, adopted on May 18, 2020, by Resolution 335-20, adopted on November 2, 2020, by Resolution 65-22, adopted on February 21, 2022, Resolution 66-22, adopted on February 21, 2022, by Resolution 176-22, adopted on May 2, 2022, by Resolution 95-23, adopted on April 3, 2023 by Resolution 130-23, adopted on May 1, 2023, and by Resolution 179-23, adopted on June 5, 2023, by Resolution 410-23, adopted on December 18, 2023, by Resolution 277-24 on September 3, 2024, and by Resolution 278-24 on September 3, 2024, by Resolution 411-24 on December 16, 2024, and by Resolution ____-25 on April 21, 2025.

Prepared by the Economic Development Department

Version 2025.1

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- B. JUSTIFICATION FOR THE DESIGNATION
- C. OBJECTIVES OF THE PLAN
- D. DISTRICT BOUNDARIES
- E. PUBLIC PURPOSE ACTIVITIES
- F. PUBLIC BUILDING ANALYSIS
- G. DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS
 - 1. LAND USE
 - 2. PLANNING AND DESIGN CRITERIA
- H. LAND ACQUISITION AND DISPOSITION
- I. RELOCATION REQUIREMENTS
- J. FINANCING ACTIVITIES
- K. STATE AND LOCAL REQUIREMENTS
- L. DURATION OF APPROVED URBAN RENEWAL PLAN
- M. SEVERABILITY
- N. AMENDMENT OF APPROVED URBAN RENEWAL PLAN
- O. ATTACHMENTS

A. INTRODUCTION

This AMENDED AND RESTATED URBAN RENEWAL PLAN (the “Plan”) has been prepared to update the objectives and public purpose activities intended to stimulate, through public actions, financing, and commitments, private investment within the combined and expanded area known as the Greater Downtown Urban Renewal District (the “District”). In order to achieve this objective, the City of Dubuque (the “City”) shall undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the Iowa Code, Urban Renewal Law, and Chapter 15A of the Iowa Code.

This Plan shall serve as a new urban renewal plan for the District described herein. The Plan shall be viewed as a single plan for purposes of fulfilling the objectives of this Plan. The separate subareas of this Plan (the “Subarea(s)”) will be maintained and observed for those purposes which are aided by or in need of the division, but the combined area comprising the District shall be treated together for planning and redevelopment purposes.

The division of taxation and the separation of incremental taxes authorized by Iowa Code Section 403.19 have been implemented in the existing Subareas of the District. Under the terms of this Plan, the tax increment mechanism described in Iowa Code Section 403.19 shall continue to apply to all of the territory within the District as currently provided. Incremental taxes shall be determined separately with respect to each Subarea of the District, and when collected shall be applied, subject to such liens and priorities as may exist or be from time to time provided, with respect to the District and Plan, as amended.

B. JUSTIFICATION FOR THE DESIGNATION

The City Council of the City of Dubuque, Iowa (the “City Council”) has determined that the following blighting conditions, as defined by Chapter 403 of the Iowa Code, Urban Renewal Law, exist within the District in the Bluff Street, Cable Car, South Bluff Street, South Port, Chaplain Schmitt, Ice Harbor A, Ice Harbor B, Ice Harbor C, Industrial Harbor, Old Main, South Main, Town Clock, Town Clock Expansion, Upper Main, Warehouse, Washington Neighborhood, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Corridor, Dubuque Brewing & Malting, 15th Street, Lower Kaufmann, and Locust Street Subareas:

- Undeveloped and underdeveloped land that substantially impairs or arrests the sound growth of the City;
- A substantial number of deteriorated, dilapidated and obsolete public and private improvements;
- Faulty lot layouts in relation to the size, adequacy and usefulness of the lots;
- Fragmented property ownership patterns;
- A lack of public utilities;
- An inadequate street layout; and
- Insanitary and unsafe conditions.

The City Council has also determined that a need exists for the development of commercial and industrial enterprises and public improvements related to housing and residential development to enhance and encourage economic development activities within the District in the East 7th Street, Industrial Harbor, South Main, Warehouse, Kerper Boulevard, North Kerper, Quebecor, University Avenue Corridor, North Peru Road, Stafford Street, Roosevelt Street, and Hawthorne Street Subareas.

The City Council has declared by separate Resolutions of Necessity concerning each of the forgoing Subareas that these factors have substantially impaired and arrested the sound growth of the City and of the Subareas comprising the District.

C. OBJECTIVES OF THE PLAN

The primary OBJECTIVES of the Plan are:

1. The creation of a thriving central business district, riverfront district, and downtown neighborhoods with a compatible mix of viable commercial/retail, office, financial, residential, cultural, recreational, and educational activities;
2. The development of an adequate support system and public infrastructure for new and expanding river-related and other tourism activities;
3. The conservation, restoration, renovation, or rehabilitation of the historic and architectural character of the District through the renovation and rehabilitation of historic buildings, the establishment of design standards to ensure cohesive and compatible development and redevelopment, the use of appropriate construction techniques, the coordinated administration of appropriate code enforcement efforts, and the maximization of all available financial and technical resources;
4. The creation of a safe, healthy, and attractive physical environment through the construction or installation of necessary infrastructure and other public improvements or actions supportive of the District;
5. The creation of a safe, efficient, and attractive circulation system for both pedestrian and vehicular traffic within the District and in the public right-of-way corridor areas leading to the District;
6. The development of additional and improved parking opportunities in the District supportive of the businesses and attractions located within its boundaries and which accommodate the needs of its residents, employees and visitors;
7. The creation of financial incentives necessary to encourage private investment and reinvestment in the District;
8. The creation and retention of quality employment opportunities in the District;

9. The expansion of the existing property tax base of the District;
10. The creation and development of additional housing units and residential opportunities in the District, and an increase in the level of homeownership in the District; and
11. To provide reimbursement of City personnel costs and other administration and legal fees associated with the development and implementation of urban renewal projects within the District.

D. DISTRICT BOUNDARIES

The District is located within the City of Dubuque, County of Dubuque, State of Iowa. The District includes thirty-four (34) separate Subareas that have resulted primarily from prior urban renewal plans and expansions of the same within the District. These Subareas include the Town Clock, the Town Clock Expansion, the Old Main, the Upper Main, the Ice Harbor A, the Ice Harbor B, the Ice Harbor C, the Warehouse, the South Main, the South Port, the Cable Car, the Bluff Street, the South Bluff Street, the Washington Neighborhood, the Chaplain Schmitt, the Industrial Harbor, the East 7th Street, the Kerper Boulevard, the North Kerper Boulevard, the Quebecor, the Harrison Street, the Holy Ghost, the Almond Street, the North End, the University Avenue Corridor, the West Locust Corridor, the Dubuque Brewing and Malting, the 15th Street, the Lower Kaufmann, North Peru Road, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas. Despite this subdivision of the District, this Plan shall be viewed as a single consolidated plan and shall be applied to all Subareas for purposes of fulfilling the objectives of this Plan.

The descriptions of the boundaries for each Subarea are attached as Attachment D to this Plan.

The boundaries of the District and the Subareas are delineated on the Subarea Map (Attachment A; also on file at the Dubuque City Clerk's Office).

The City reserves the right to modify the boundaries of the District at some future date. Any amendments to, or restatements of, the Plan will be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

E. PUBLIC PURPOSE ACTIVITIES

To meet the OBJECTIVES of this Plan, the City has and expects to continue development and redevelopment of the District through the following PUBLIC PURPOSE ACTIVITIES:

1. Pre-development planning, including but not limited to activities such as appraisals, architectural and engineering studies, environmental assessment and remediation, and feasibility analysis;

- a. These activities include, but are not limited to, the funding of planning and design grants, offering a maximum of \$10,000 in 50% matching funds for property owners per rehabilitation project to offset costs associated with hiring architects, engineers or other professional services.
 - b. These activities also include, but are not limited to environmental mitigation, structure demolition, appraisal, and related property improvements to the City's leased properties along the riverfront, for a total estimated cost of \$338,400 from Fiscal Year 2015 to Fiscal Year 2019. This project also provides funding for an intern position.
 - c. These activities also include a previously approved building renovation study for property at 1860 Hawthorne Street for a total estimated cost of \$75,000 anticipated in Fiscal Year 2015.
 - d. These activities include, but are not limited to, the evaluation of redevelopment options for industrial sites in Dove Harbor and along Kerper Boulevard, at an estimated cost of \$25,000 in Fiscal Year 2022.
2. Provision of technical support to property owners, businesses, and organizations in support and furtherance of the Plan;
 - a. These activities include, but are not limited to, the funding of financial consultant grants, offering a maximum of \$15,000 in 50% matching funds for property owners per rehabilitation project to offset costs associated with hiring a financial consultant.
3. Use of tax increment financing, loans, forgivable loans, grants, and other appropriate financial tools in support of eligible public purpose activities, including public and private conservation, preservation, development, and redevelopment efforts including the adaptive re-use of existing structures and code compliance;
 - a. These activities include, but are not limited to, the funding of downtown rehabilitation loans, offering a maximum of \$300,000 per building in a three percent interest loan amortized over twenty years, for qualified downtown rehabilitation work. A total of \$2,000 may be forgiven off of the loan for the creation of each housing unit or full-time job. This program is estimated at a cost of \$900,000 from Fiscal Year 2018 to 2021.
 - b. These activities include, but are not limited to, engagement and planning projects in the Washington Neighborhood and a micro-loan program, at an estimated cost of \$200,000 from Fiscal Year 2018 to 2022.
4. Preparation of property for conservation, preservation, rehabilitation, development, and redevelopment purposes;

- a. These activities include, but are not limited to, the funding of a downtown housing creation incentive program that provides a grant of up to \$10,000 per rental residential rental unit, for the rehabilitation of existing structures to create new market-rate housing, at an estimated cost of \$560,000 from Fiscal Year 2019 to 2022.
 - b. These activities also include, but are not limited to, a \$10,000 down payment and \$25,000 rehabilitation assistance for homeownership for households below 80% of area median income, at an estimated cost of \$250,000 of funding from this Plan from Fiscal Year 2018 to 2022.
 - c. These activities also include, but are not limited to, the purchase of real estate in the City of Dubuque adjacent to Four Mounds Park for the purpose of supporting adult training programs in the rehabilitation of historic buildings.
5. Development and implementation of programs for the repair, restoration, and renovation of historic and non-historic buildings and related improvements, and the rehabilitation, restoration, and renovation of historic and non-historic buildings for public and governmental uses;
- a. These activities include, but are not limited to, the funding of façade grants, offering a maximum of \$10,000 in 50% matching funds for property owners per rehabilitation project to offset costs associated with front or rear façade improvements. This program, in conjunction with programs listed in Section E(1)(a) and E(2)(a) of this Plan are estimated at a cost of \$350,000 from Fiscal Year 2018 to 2022.
 - b. These activities also include, but are not limited to, the previously approved acquisition and installation of new air conditioning units at the Dubuque Ice Arena, as well as electrical improvements, and the purchase of a generator and transfer switch for the Dubuque Ice Arena, the purchase of ice decking for the Dubuque Ice Arena, and the purchase of a power factor correction device for the Dubuque Ice Arena.
 - c. These activities also include, but are not limited to, the previously approved design, engineering, and renovation of the Carnegie Stout Public Library.
 - d. These activities also include, but are not limited to the previously approved design, engineering, and construction of the Multi-Cultural Family Center, in the location formerly known as the Kephardt's building.
 - e. These activities also include, but are not limited to, the replacement of carpet in various room and areas throughout the Grand River Center, at an estimated cost of \$246,000 in Fiscal Year 2018 to 2020.
 - f. These activities also include, but are not limited to, the preparation of a

facility assessment and market study for the Grand River Center, for an estimated cost of \$65,000 in Fiscal Year 2021 to 2022.

g. These activities also include, but are not limited to, a renovation of the Historic Federal Building, including the purchase of an adjacent parking lot, repairs to the roof, rehabilitation of the HVAC system, ADA accessibility improvements, as well as other interior and exterior upgrades, at an estimated cost of \$1,050,000 from Fiscal Year 2018 to 2022.

h. These activities also include, but are not limited to, a renovation of the Historic Federal Building, including replacement of major components of the HVAC system at an estimated cost of \$5,000,000 from Fiscal Year 2025-2026.

6. Improvement, installation, construction, and reconstruction of public facilities and improvements including but not limited to structured parking facilities, other parking facilities, rail spurs (including relocation or elimination), streets, alleys, utilities, convention facilities, Riverwalk and Harborwalk improvements and amenities, boat docks, dredging and other river-related improvements, and Bee Branch Stormwater management improvements;

a. These activities include, but are not limited to the previously approved design, engineering, land and right of way acquisition, environmental remediation, and construction of the Grand River Center Convention Center Facility.

b. These activities also include, but are not limited to the previously approved design, engineering, land and right of way acquisition, and construction of the Bell Street extension and associated landscaping and streetscapes.

c. These activities also include, but are not limited to the previously approved design, engineering, and architectural fees associated with the restoration of the historic shot tower.

d. These activities also include, but are not limited to, the previously approved design, engineering, land, right of way acquisition and construction of parking improvements reaching an estimated amount of \$2,775,000 in Fiscal Year 2014 for facilities that are both planned and exist currently. The City also intends to refinance current obligations to construct parking facilities within the District to achieve savings and to allow flexibility with regard to public/private parking arrangements that will promote economic development and job growth within the region.

e. These activities also include, but are not limited to, the previously approved design, engineering, and construction of sidewalks at the McAleece Park and Recreation Complex.

f. These activities also include, but are not limited to, the previously approved

resurfacing of White Street from 11th Street to 21st Street, and 21st Street, from White Street to Central Avenue, for a total estimated cost of \$1,080,000 anticipated in Fiscal Year 2014.

g. These activities also include, but are not limited to, the previously approved complete reconstruction of Washington Street from 8th Street to 9th Street for a total estimated cost of \$680,000 anticipated in Fiscal Year 2018-2020.

h. These activities also include, but are not limited to, the previously approved creation of a Master Plan for future streetscaping on Central Avenue for a total estimated cost of \$100,000 anticipated in Fiscal Years 2018 through 2022.

i. These activities also include, but are not limited to, the previously approved replacement of three rooftop air conditioning units on the Five Flags Arena for a total estimated cost of \$225,000 in Fiscal Year 2019-2021.

j. These activities also include the development, construction, and operation of expanded and improved administrative facilities by Dubuque County. The County projects may include: (1) an additional administrative office facility (the “County Admin Building”) for use by Dubuque County which is expected to be located on property lying within 5 blocks of the County Courthouse; (2) an interior renovation and improvement project with particular emphasis on the finishing and conversion of space on the fifth floor of the County Courthouse; and (3) exterior improvements to enhance the building and prevent deterioration, such as tuck-pointing, roofing and other structural and façade improvements (the “Courthouse Renovation”) at the existing County Courthouse which will result in an expansion of the County’s administrative space and greater building functionality and security. The County Admin Building may either be developed and constructed by Dubuque County or may be developed and constructed with private developer funds and acquired by Dubuque County through an equity purchase, a financing lease or an operating lease. The Courthouse Renovation will be developed and constructed directly by Dubuque County. The City will not acquire any property in connection with either project or pay for the project in any way, and notwithstanding any other provision of this Plan to the contrary, no tax increment revenues derived from properties located within the District will be used for these projects. The County Admin Building and the Courthouse Renovation will provide for improved security for all County department staff, as well as continued convenient access to services for all residents and related businesses such as law offices and abstract companies which businesses drive investment, traffic and economic development activities in the Greater Downtown Urban Renewal District. The continued use of currently occupied downtown buildings assists the City in its efforts to remove and mitigate blighting conditions. In addition, it is anticipated that this project will stabilize and enhance the economic and physical conditions within the District, create construction jobs, and prevent the spread of blighted conditions.

k. These activities also include, but are not limited to the previously approved;

reconstructing and increasing the size of the existing gravity sanitary sewer on 16th Street from Sycamore to Kerper Boulevard, replacing the existing gravity sewer on Kerper Blvd. with a lift station and dual force mains from 16th Street to Fengler, reconstructing and reversing the flow of a portion of the Kerper Ct. gravity sewer and constructing a lift station and force main to serve the Kerper Ct. area, for an estimated cost of \$3.2 million anticipated in Fiscal Year 2017.

l. These activities also include, but are not limited to, the previously approved; gravity sanitary sewer system rehabilitation along Diagonal Street, Broadway Street, Washington Street, and Elm Street, for an estimated cost of \$225,000 in support of compliance with the City of Dubuque's Consent Decree. Construction is scheduled to be completed no later than December 2017.

m. These activities also include, but are not limited to, the previously approved; gravity sanitary sewer and manhole improvements beneath the property located at 2600 Washington Street from 26th Street to 27th Street, for an estimated cost of \$100,000. Construction is scheduled to be completed no later than December 2017.

n. These activities also include, but are not limited to, the previously approved; inspect, clean, and perform any and all necessary improvements to an existing gravity sanitary sewer along Elm Street from 14th Street to 20th Street, for an estimated cost of \$250,000. The project is anticipated to commence in Fiscal Year 2019.

o. These activities also include, but are not limited to, the previously approved; gravity sanitary sewer and manhole improvements along 30th Street and Jackson Street for an estimated cost of \$150,000. The project is anticipated to commence in Fiscal Year 2018.

p. These activities also include, but are not limited to the water main and water service distribution system removal and replacement and the removal, replacement, and rehabilitation of the gravity sanitary sewer system along Kaufmann from Central Avenue to within 250 feet west of Kane Street, Valeria to within 200 feet north of Kaufman at both locations where Valeria Street meet Kaufmann, Hempstead from Kaufmann to Lowell Street, Heeb Street from Kaufmann to the cul-de-sac, Fuller Street , and N. Main from Kaufmann to within 250 feet south of Kaufmann Street for an estimated cost of \$1,044,250.00 for water distribution system improvements and \$1,100,000.00 for sanitary sewer system improvements in support of compliance with the City of Dubuque's Consent Decree. Construction is scheduled to be completed no later than December 2022.

q. These activities also include, but are not limited to, the continued installation of a downtown security camera system, including fiber loops, network switches, and storage upgrades for an estimated cost of \$130,000 between Fiscal Year 2018 and 2022.

r. These activities also include, but are not limited to, an expansion of the Bluff Street parking facility, including improved pedestrian access and ADA accommodations, as well as traffic calming measures, at an estimated cost of \$175,000 in Fiscal Year 2019 to 2020.

s. These activities also include, but are not limited to, major maintenance and/or repairs to parking facilities in the various downtown parking ramps, at an estimated cost of \$1,236,000 from Fiscal Year 2018 to 2022.

t. These activities also include, but are not limited to, requesting a Site Closure Certification from the Iowa DNR, at an estimated cost of \$75,000 in Fiscal Year 2018 and 2019.

u. These activities also include, but are not limited to, the expansion of the existing riverfront docking facility to accommodate large excursion boats in the Port of Dubuque, at an estimated cost of \$150,000 in Fiscal Year 2022.

v. These activities also include, but are not limited to, the construction of East-West Corridor improvements, converting three intersections to roundabouts along University Avenue, for an estimated cost of \$13,780,000 of which the City will seek reimbursement from tax increment under Section 403.19 and this Plan in an amount of \$1,685,000 from Fiscal Year 2018 to 2022.

w. These activities also include, but are not limited to, the rehabilitation of pavement on Central Avenue from 9th Street to 21st Street. The project also includes the reconstruction of all curb access ramps along the corridor to bring them to ADA compliance, for an estimated cost of \$180,000 in Fiscal Year 2019.

x. These activities also include, but are not limited to, the construction of a large diameter storm sewer along 17th Street from the Lower Bee Branch Creek to W. Locust Street and west along W. Locust Street towards Rosedale Ave. as funding allows. Due to the size of the storm sewer to be installed, the project requires the complete reconstruction of the street, traffic control, and public utilities along the entire stretch, for an estimated cost of \$11,000,000 from Fiscal Year 2018 to 2021. The City will seek reimbursement from tax increment under Section 403.19 and this Plan for only the portion of project costs not covered by grant funding, up to \$250,000.

y. These activities also include, but are not limited to, the installation of a large diameter storm sewer and total reconstruction of the street and utilities along 22nd Street from Elm Street to the west across Central Avenue up Kaufmann Ave to Kane Street. Due to the size of the storm sewer to be installed, the project requires the complete reconstruction of the street, traffic control, and public utilities along the entire stretch, for an estimated cost of \$12,000,000 from Fiscal Year 2018 to 2021. The City will seek reimbursement from tax increment under Section 403.19

and this Plan for only the portion of project costs not covered by grant funding, up to \$250,000.

z. These activities also include, but are not limited to, the installation of culverts under the railroad tracks at the Canadian Pacific railroad yard at 506 Garfield Avenue. It includes the installation of six 8-foot diameter culverts to be tunneled under the railroad tracks. It also includes the construction of 3 12-foot wide by 10-foot high box culverts from Garfield Avenue to the south to a proposed transition structure where stormwater from the box culverts will join flow from the existing Bee Branch sewer and be directed into the proposed tunneled culverts and the existing box culverts under the railroad tracks through a proposed outfall structure into the Lower Bee Branch Creek. It also includes the construction of a 36-inch diameter sanitary sewer from the Lower Bee Branch to the Upper Bee Branch through the railroad property, for an estimated cost of \$5,265,000 from Fiscal Year 2018 to 2020.

aa. These activities also include, but are not limited to, the environmental remediation and clearing of the former scrap metal recycling facility and construction of a maintenance facility near 16th and Elm Streets in the vicinity of the Lower Bee Branch Creek Restoration. In addition to providing work space for City employees assigned to maintaining the Bee Branch Creek Restoration, the facility will provide storage of a boat that will allow access to every foot of the newly created shoreline. It will also provide public restrooms which will double as a storm shelter for people within the greenway in the event that severe weather approaches while they are in the mile-long corridor. Parking will also be provided as part of the project. This multi-pronged project has an estimated cost of \$5,265,000 from Fiscal Year 2022 to 2023.

bb. These activities also include, but are not limited to, the Bee Branch Creek/Comiskey Connection. This project provides for a safe compelling connection between the public greenspace associated with the Bee Branch Creek Restoration Project. Project involves the design and construction of almost a one-half acre of landscaped green space between the two City amenities--Comiskey Park and the Bee Branch Creek linear park. Possible improvements include parking, renovations to the park building to create a "front" door facing 24th Street, trails/walks, and other landscaping features, for an estimated cost of \$310,000 from Fiscal Year 2018 to 2020.

cc. These activities also include, but are not limited to, the updating of a Master Plan for the Historic Millwork District for a total estimated cost of \$50,000 anticipated in Fiscal Year 2023.

dd. These activities also include, but are not limited to, the design, engineering, land acquisition and construction of parking improvements reaching an estimated amount of \$20,000,000 in Fiscal Year 2024 for facilities that are planned. The City also intends to refinance current obligations to construct parking facilities within

the District to achieve savings and to allow flexibility with regard to public/private parking arrangements that will promote economic development and job growth within the region.

ee. These activities include, but are not limited to, settling remediation throughout the ImOn Arena, at an estimated cost of \$4,600,000 in Fiscal Year 2023.

ff. These activities include, but are not limited to, improvements to the dehumidification system for the ImOn Arena, at an estimated cost of \$1,400,000 in Fiscal Year 2026.

gg. These activities include but are not limited to improvements to the Five Flags Center building and its equipment if alternative financing is not available. Funds would be used on the current facility at its current footprint in its current state. Building improvements include, but are not limited to air wall replacement, wood window repairs, painting of the steel exterior, resealing the ballroom floor, remodeling/upgrading concession stands, carpet and tile replacement, locker shower upgrades, stage dimmer light replacement, dressing room upgrades, elevator upgrades, placement, refurbishing the stage floor, restoration of theater seats, painting walls and ceilings, satellite ticket booth, theater counterweight and gris system, roof repairs, lighting upgrades and retrofits and other building needs. Equipment replacement needs include the sound system, floor scrubber, tables and portable chairs, water fountains, popcorn popper, concert lighting, pipe and drape, follow spots, lighting consoles, masking equipment, scoreboard, and other equipment replacements. New equipment necessary includes wireless internet, tech upgrades, and other new equipment. This project has an estimated cost of \$23,404,000 from Fiscal Year 2024 to 2027.

hh. These activities include but are not limited to off-site roadway improvements to the intersection of Kerper Boulevard and Kerper Court. Intersection improvements are necessary for public traffic safety.

ii. These activities include, but are not limited to, Parking Ramp Major Maintenance Repairs at various parking ramps, at an estimated cost of \$10,000,000 from Fiscal Year 2026 to 2029.

jj. These activities include, but are not limited to, construction of the Iowa Amphitheater on Chaplain Schmitt Island at an estimated cost of \$8,700,000 from Fiscal Year 2025 to 2026.

7. Improvement, installation, construction and reconstruction of other public improvements including but not limited to the relocation of overhead utility lines, installation of streetlights, construction of public restrooms and water fountains, installation of benches and other streetscape amenities, landscaping and signage, and

parking meters;

- a. These activities also include, but are not limited to the previously approved design, engineering, and construction of a restroom near the intersection of 5th and Bluff Street that is compliant with the Americans with Disabilities Act, providing an accessible restroom for retail shoppers and all those visiting the area and the nearby tourist attractions.
- b. These activities also include, but are not limited to, the previously approved reconstruction of a retaining wall near the intersection of 18th Street and Central Avenue, at the site of the former Engine House No. 1, for an estimated cost of \$368,000 anticipated from Fiscal Year 2014 to 2018.
- c. These activities also include, but are not limited to, the previously approved replacement of street lights for an estimated cost of \$410,000 between Fiscal Year 2018 and Fiscal 2022.
- d. These activities also include, but are not limited to, the addition of mid-block street lights on new Alliant poles, as well as the provision of LED lights to property owners to install on their buildings, at an estimated cost of \$125,000 from Fiscal Year 2018 to 2022.
- e. These activities also include, but are not limited to, the LED replacement of streetlights throughout the downtown, at an estimated cost of \$115,000 between Fiscal Year 2018 and 2022.
- f. These activities also include, but are not limited to, the replacement of approximately 70 outdated street poles in the downtown, at an estimated cost of \$351,000 from Fiscal Year 2018 to 2022.
- g. These activities also include, but are not limited to, the previously approved reconstruction of the 11th street stairs for an estimated cost of \$25,000 in Fiscal Year 2017.
- h. These activities also include, but are not limited to, the construction of a new entry and open air gathering space at the northwest corner of Comiskey Park, with installation of amenities including benches, fences, lighting, landscaping and updated signage for an estimated cost of \$240,000. The project is anticipated to be complete in Fiscal Year 2018.
- i. These activities also include, but are not limited to, the construction and installation of public restrooms and amenities including new play systems, surfacing, benches, and drinking fountains at Jackson Park for an estimated cost of \$560,000 between Fiscal Year 2019 and 2022.
- j. These activities also include, but are not limited to the replacement of

concrete and painting of rails, light posts and decorative features on planters in the Town Clock Plaza, for an estimate cost of \$100,000 in Fiscal Year 2019 to 2020.

k. These activities also include, but are not limited to, the design, development, and installation of a Welcome to Dubuque sign near the Ice Harbor flood gates, for an estimated cost of \$30,000 in Fiscal Year 2021 to 2022.

l. These activities also include, but are not limited to, the replacement of parking meters, at an estimated cost of \$600,000 from Fiscal Year 2018 to 2022.

m. These activities also include, but are not limited to, the development of a vacant lot at 1401 Elm Street as a Washington Community Gateway, with the installation of flag poles, park lighting, security cameras, perimeter fencing, welcome sign, and drinking fountain, for an estimated cost of \$97,000 from Fiscal Year 2020 to 2022.

n. These activities also include, but are not limited to, the installation of an irrigation system at the Veterans' Memorial site at Miller Riverview Park for an estimated cost of \$10,000 in Fiscal Year 2021.

o. These activities also include, but are not limited to, the implementation of a Smart Parking System, at an estimated cost of \$3,200,000 in Fiscal Year 2026.

8. Acquisition of property through negotiation or eminent domain for public improvements or private development and redevelopment purposes, public or private use;

a. These activities include, but are not limited to, the previously approved buyout of a leasehold interest held by Bowling and Beyond, Inc. on the City owned property at 1860 Hawthorne Street and subsequent renovation, repair or demolition of the same, as determined by the City Council for private redevelopment and use.

b. These activities also include, but are not limited to, acquisition of abandoned, derelict buildings and houses, or acquisition of housing prior to mortgage foreclosure actions. These efforts will be followed by loans to new homeowners up to \$10,000 for down payments and closing costs, and \$25,000 for rehabilitation. The total estimated cost for the project is \$250,000 from Fiscal Year 2016 to 2022.

c. These activities also include, but are not limited to, acquisition of up to forty (40) properties for rehabilitation by Community Housing Initiatives, Inc. (CHI) and resale, in order to increase homeownership in the Washington Neighborhood, at an estimated cost of \$375,000 from Fiscal Year 2018 to 2020.

d. These activities include, but are not limited to, acquisition of real estate

adjacent to Four Mounds Park in order to facilitate the expansion of the Adult HEART program. The total estimate cost is \$400,000 in Fiscal Year 2020.

9. Disposition of land and/or buildings through sale or lease;
 - a. These activities include, but are not limited to, a potential sale of approximately 1.2 acres on the City-owned property at the corner of 5th Street and Ice Harbor Drive.
10. Relocation or elimination of existing private improvements in connection with other public purpose activities;
11. Provision of transportation services;
 - a. These activities include, but are not limited to, the previously approved Downtown Parking Ramp Shuttle Service.
 - b. These activities also include, but are not limited to, matching funds to be used on grants for the design, engineering, and construction needed for the replacement of The Jule's Bus Storage and Maintenance Facility. This project is estimated at a cost of \$261,250 in funding from this Plan in Fiscal Year 2018.
12. Demolition and clearance of deteriorated, obsolescent and blighting structures and other improvements, including but not limited to site preparation for redevelopment purposes, and maintenance of publicly utilized recreational or economic development areas;
 - a. These activities include, but are not limited to, the potential demolition and clearance of structures at 1860 Hawthorne Street.
 - b. These activities also include, but are not limited to, deconstruction and/or rehabilitation of abandoned or derelict buildings and houses.
 - c. These activities also include, but are not limited to, general landscaping and maintenance expenses associated with the Bee Branch Creek Restoration Project.
 - d. These activities include, but are not limited to, the deconstruction of the ABC Supply Building located at 100 South Main Street, at an estimated cost of \$457,000 from Fiscal Year 2025 to 2026.
13. Enforcement of applicable local, state and federal laws, codes and regulations.
 - a. These activities include, but are not limited to, the funding of an assistance program for property owners that provide a 50% matching grant of up to \$5,000,

after tax credits, to make their buildings compliant with the Americans with Disabilities Act, at an estimated cost of \$100,000 from Fiscal Year 2018 to 2022.

b. These activities include, but are not limited to, the funding of fire escape repair and maintenance grants, offering a maximum of \$5,000 in 50% matching funds for property owners per code compliance project to offset costs associated with hiring engineers or other professional services.

14. Contracts with vendors to promote business retention, expansion, recruitment, and workforce development;

a. These activities include, but are not limited to, a contract for service with the Greater Dubuque Development Corporation to promote business retention and expansion, workforce development, new business recruitment and retail expansion in the District.

15. Direct assistance to businesses to incentivize private investment and/or job growth and/or to remediate blighted conditions on undeveloped and underdeveloped properties:

a. These activities include, but are not limited to, property tax rebate agreements with:

- Hilton Hotel Tapestry Collection Project (Chaplain Schmitt Island)
- Hotel Project (Port of Dubuque)

b. These activities also include, but are not limited to, previously approved property tax rebate agreements with:

- 1400 Central, LLC (1400 Central Ave);
- 44 Main, LLC;
- 73 CHS Forwards, LLC (299 Main St.);
- 210 Jones, LLC (210 Jones St.);
- 799 Main, LLC
- Betty Building, LLC (151 E. 9th St.)
- Bonson Block, LLC (356 Main St.);
- Caradco Building, LLLP (900 Jackson St.);
- Chadwick Block, LLC (249 W 1st St.);
- CBDC, LLC (781 Locust St.);
- Cottingham & Butler, Inc. (800 Main St.);
- Dubuque Initiatives – Engine House (1805 Central Ave.);
- Dubuque Initiatives – IBM (700 Locust St.);
- Dubuque Stamping & Mfg Inc. (3190 Jackson St.);
- Dupaco Community Credit Union (1000 Jackson St.);
- Farley & Loetscher, LLC (801 Jackson St.);
- Flexsteel Industries, Inc. (385 Bell St.);
- Franklin Investments, LLC (39 Bluff St.);

- Gronen Development, Inc (BLK 17 Dubuque Downtown Plaza)
- Hartig Realty IV, LLC (703 Main St.);
- HG APT LLC (2901 Central Ave);
- HJD Landlord, LLC (200 Main St.);
- Interstate Building, LLLP (131 W. 10th St.);
- Jackson Street School, LLC (1501 Jackson St.);
- Kenneth Oberbroeckling (253 Main St.);
- Klauer Manufacturing Company
- Limestone Legacy, LLC (1602 Central);
- Marquette Hall, LLC (2222 Queen St.);
- McCoy Group, Inc. (501 Bell St.);
- McGraw Hill Companies, Inc. (501 Bell St.);
- Merge, LLC (480 Ice Harbor Dr);
- Metx, LLC (1690 Elm Street);
- Miller Companies, LLC (744 Main St.);
- Morrison Brothers (E 7th St.);
- Nia Neighborhoods Opportunity Zone Fund, LLC (1398 White St.);
- Nia Neighborhoods Opportunity Zone Fund, LLC (1390 White St.);
- Nottingham Properties, LLC (481 Locust St.);
- Novelty Iron Landlord LLC and The Hotel Dubuque, L.L.C. (333 E. 10th St.);
- Plastic Center, Inc. (426 W. 5th St. and 951/955/965 Main St.);
- Port of Dubuque, LLC (Merge, LLC);
- Port of Dubuque Brewery Dev, LLC (600 Star Brewery Dr.);
- Prairie Farms (3510 Central Ave);
- Roshek Property, LLC (700 Locust St.);
- Rouse & Dean Foundry Building, LLC (990 Washington St);
- Rousselot, Inc. (2350 Kerper Blvd.);
- SS Event Center, LLC (101 E. 15th St.);
- The Victory Café (756 Main St.);
- Union at the Marina, LP; and
- Virtual Velocity, LLC (1199 Central Ave);
- Woodward Communications, Inc. and WHKS & Co., Inc. (801 Bluff St).

c. These activities also include, but are not limited to, previously approved agreements to sell bonds, leveraging tax increment financing on capital improvements for:

- 40 Main, LLC for the development of a three-story building with residential and commercial uses at 40 Main Street.

d. The City expects to consider requests for additional development agreements for projects that are consistent with this Plan, as amended, in the City's sole discretion. Such additional agreements are unknown at this time but based on past history and dependent on development opportunities and climate, the City expects to consider a broad range on incentives as authorized by this

Plan, as amended, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such additional development agreements will not exceed \$20,000,000.

16. Direct assistance to support small businesses owned by low-income individuals.

a. These activities include, but are not limited to, low-income small business grants. Grants in the amount of \$3,000 are awarded to eligible businesses for eligible expenses, including but not limited to: business storefront/office space rent, permanent signage, marketing, supplies, and training/technical assistance. Small businesses are able to stabilize operations while undertaking personal and professional development sessions, with the outcome being both short-term and long-term success of the business. The cost of such grants is estimated to be a total of \$250,000 for Fiscal Years 2024 and 2028.

The foregoing public purpose activities may be undertaken throughout the District and are not limited to specific subareas.

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the District by the Plan.

F. PUBLIC BUILDING ANALYSIS

Five projects proposed in this Urban Renewal Plan involve a public building. These projects are: renovation of the Historic Federal Building, major repairs to parking facilities to accommodate ongoing downtown parking needs, construction of a maintenance facility near the Lower Bee Branch, construction of a connection green space between Comiskey Park and Bee Branch, Dubuque Ice Arena settling remediation and building improvements, and Five Flags Center Building Improvements. If these projects are ultimately approved by the City, the City intends to finance a portion of the cost by issuing general obligation bonds and abating a portion of the principal and interest payments from incremental tax revenues within the Area, if available. Under these circumstances, Iowa law requires an analysis of alternative development options and funding for the project and reasons why such options would be less feasible than the use of incremental tax revenues for the project.

Historic Federal Building:

The City is proposing to undertake an interior and exterior renovation of the Historic Federal Building, including the purchase of an adjacent parking lot. This frequently used space serves vital functions, as it houses several County offices, the City's Housing Department, the United States Post Office, and several other offices. The current and potential uses of this facility produce benefits that stretch beyond the City boundaries.

The building will support vital community services and amenities, as described above. This benefits the community as a whole, including the School District and the County. The renovation of this facility will improve a resource that provides regional and not just city-wide benefits. It is fair and rational that this building be supported by TIF due to its broad benefit to the entire community which extends beyond the City's boundaries.

Downtown Parking Repairs and Maintenance:

The City is proposing to make major repairs to downtown parking facilities. The repaired parking facilities will serve the needs of businesses located within the downtown area and draw consumers to those businesses. Having adequate parking is vital to a productive community and attracting and retaining businesses and trained employees, thus improving the economic activity of the area. Increased economic activity resulting from the increased availability of convenient parking provides increased employment opportunities which sustain the population of mid-sized communities, which benefits the School District and the County as well. The repairs will also provide increased parking for cultural, sporting, recreational and social events in the downtown area, which attract and retain citizens by improving the quality of life for residents, and which draw visitors from the entire region surrounding the City.

Maintenance Facility at Lower Bee Branch:

The area is in need of environmental cleanup after having served as a scrap metal yard for several decades. The City is proposing to mitigate environmental hazards and construct a new maintenance facility which will provide work space for City employees assigned to maintaining the Lower Bee Branch Creek Restoration area and provide storage area for a boat that will allow access to every foot of the newly created shoreline. The facility will also provide public restrooms. Having adequate recreation facilities and maintaining those spaces is vital to attracting and retaining residents, businesses, and trained employees, thus improving the economic activity of the area. The facility would also attract tourists along the hike/bike trail system adjacent to the Bee Branch, and connecting to the trail that leads west to the town of Dyersville, thus serving a large portion of the County. The environmental and recreational benefits of this facility would stretch beyond the City boundaries and provide benefits to residents of both the School District and the County.

Green Space Connection Between Comiskey Park and Bee Branch:

This project will provide improvements adjacent to the Bee Branch and Heritage Trail system, offering green space and possibly parking and renovations to a park building to improve access for visitors from the region as they utilize the trail system. Having adequate recreation facilities is vital to attracting and retaining residents, businesses, and trained employees, thus improving the economic activity of the area, which in turn benefits the School District and County. The existing park building serves as a location for School District and Leisure Services partnerships via reading and other programs and serves to aid in the attraction of tourists along the hike/bike trail system adjacent to the Bee Branch,

and connecting to the trail that leads west to the town of Dyersville, thus serving a large portion of the County. Improvements to the park building, Bee Branch, the Heritage Trail system and the green space around them will ensure these spaces remain usable and attractive for all users, benefitting residents of the City, County, and School District.

Downtown Parking Construction:

The City is proposing to construct a parking facility in the downtown area, accessible to both the business district and the Millwork District. The parking facility will serve the needs of businesses located within the downtown area and draw consumers to nearby retail businesses. Having adequate parking is vital to a productive community and attracting and retaining businesses and trained employees, thus improving the economic activity of the area. Increased economic activity resulting from the increased availability of convenient parking provides increased employment opportunities which sustain the population of mid-sized communities, which benefits the School District and the County as well. The facility will also provide increased parking for cultural, sporting, recreational and social events in the downtown area, which attract and retain citizens by improving the quality of life for residents, and which draw visitors from the entire region surrounding the City.

ImOn Ice Arena:

This project provides for funding to hire contractors to address settling happening throughout the ImOn Ice Arena. The ImOn Ice Center is owned and currently operated by the City. The Arena offers access to a wide range of programming from hockey and figure skating for multiple age brackets to low-cost access for the public to practice or learn to skate. The Arena also hosts the Dubuque Fighting Saints, a USHL Tier 1 junior hockey team bringing travel hockey from across the region to Dubuque. This increase in tourism provided by the Ice Arena serves an additional benefit to the local economy. Settling of floors has been occurring in numerous areas of the building. Initial settling remediation has been completed. Contracted work will occur in the ice arena and other affected areas of the Ice Center. This work is to protect this building asset and the schedule of ice users as outlined in agreements with Northern Lights Hockey. This project supports the City Council propriety of the Schmitt Island Master Plan.

Five Flags Center:

This project provides for improvements to the Five Flags Center building and its equipment if alternative financing is not available. Funds would be used on the current facility at its current footprint in its current state. All improvements have been previously submitted as individual projects with the oldest continuously submitted in the budget process since 2003 and the majority have been submitted and cut from the budget for 12-13 years. The Five Flags Center is a multi-purpose facility in downtown Dubuque. The facility is owned by the City of Dubuque and managed by ASM Global. The Center features an arena with seating capacity of 4,700. The Center is home to the Dubuque Symphony Orchestra, high school musicals, as well as concerts and ballet productions. The arena can be converted for use as an exhibition hall and an ice rink with the removal of an insulated floor laid over the ice.

The size and age of the facility have begun to limit revenue. The facility and equipment upgrades are necessary to protect this downtown asset.

ImOn Arena

This project provides for improvements to the Ice Center's dehumidification system. The current dehumidification system is undersized for the arena and therefore unable to maintain the necessary level of humidity in the air. The result of the underperforming system has been ice degradation. A complete building mechanical assessment is the first step to rectify the issue and is included in this project. This project also provides for replacing the existing undersized dehumidification unit and adding a new air conditioning system. This will provide the facility with increased revenue generating options as more activity options may be offered on a year-round basis. This public building provides social and recreational services to the region while also generating economic activity.

Chaplain Schmitt Island – Iowa Amphitheater

This project provides a local match to a Destination Iowa Grant that would construct the Iowa Amphitheater on Schmitt Island in the location of the former dog kennels for the greyhound racetrack. This project would provide infrastructure and amenities to support economic development growth in the region. Having additional recreational and entertainment opportunities increases tourism to Dubuque resulting in increased sales tax and hotel/motel tax. This project supports the City Council propriety of the Schmitt Island Master Plan.

Alternative Funding Options:

Due to the size and scope of the proposed projects connected to public buildings, multiple funding sources will be required. A portion of the necessary funds for each project is expected to come from state, federal and/or local grants. The City will also consider the use of other funding sources such as private donations, local option sales and services tax revenues, and hotel-motel revenues as may be applicable to the projects. The City also intends to utilize local option sales and services tax revenue for a portion of the Area costs. However, using these fund sources alone may not provide sufficient funds for the projects, without additionally using TIF. Because the proposed public building projects are benefiting County residents and school patrons, in addition to City residents, the use of tax increment is an appropriate funding mechanism because the projects would have regional benefits. Therefore, it is fair for the School District and County to share in the costs of the projects through tax increment revenues financing portions of the projects.

Another alternative funding option for the public building projects identified above would be the issuance of general obligation bonds payable solely by the City's debt service levy (i.e. without using incremental tax revenues). This option would mean that only taxpayers of the City would be responsible for payment of the bonds/notes. Further, the high cost of these improvements, coupled with other projects outlined in the Urban Renewal Plan, combined with limited General Obligation debt capacity for the City makes financing the project entirely through the City's tax levy infeasible. Because the urban renewal projects identified in this public building analysis will have a regional benefit including County

residents and school patrons, in addition to the City's taxpayers, the use of tax increment is an appropriate funding mechanism to cover portions of the project costs.

For all of the aforementioned reasons, the use of tax increment revenue funding in the form of general obligation debt abated by incremental tax revenues, along with use of donations, local option sales and services tax funds, and grants, is the most feasible, fair, and equitable mechanism for funding the projects described above. Alternative development options and funding mechanisms, without the additional use of TIF, have been considered and are deemed less feasible than the use of incremental tax revenues to fund the Projects.

G. DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS

The LAND USE and PLANNING AND DESIGN CRITERIA set forth herein shall apply to any and all District properties the preservation, conservation, development and/or the redevelopment of which is assisted by the City through any of the PUBLIC PURPOSE ACTIVITIES listed above. Attachment B-1 and B-2 identify the existing and proposed land uses within the Greater Downtown Urban Renewal District.

1. LAND USE:

a. Town Clock Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of a functional, attractively developed environment to further existing office, financial, commercial/retail, cultural, educational, personal and professional services and residential activities within the Town Clock Subarea.

The continued development and enhancement of those land uses permitted within the Downtown Commercial Business District (C-4), the Business District (C-5) and the Office Residential (OR) zones of the City of Dubuque's Zoning Ordinance are encouraged.

b. Town Clock Expansion Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of a functional, attractively developed environment to further existing office, financial, commercial/retail, cultural, educational, personal and professional services and residential activities within the Town Clock Expansion Subarea.

The continued development and enhancement of those land uses permitted within the Downtown Commercial Business District (C-4), the Business District (C-5) and the Office Residential (OR) zones of the City of Dubuque's Zoning Ordinance are encouraged.

c. Old Main Subarea: The intent of this Plan is to promote private investment and reinvestment in a variety of commercial/retail, entertainment and residential uses while furthering existing commercial/retail, personal and professional

services, entertainment and residential activities within the Old Main Subarea.

The continued development and enhancement of those land uses permitted within the Downtown Commercial Business District (C-4) and Business District (C-5) zones of the City of Dubuque's Zoning Ordinance are encouraged.

d. Upper Main Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of this downtown neighborhood of residential, office and commercial/retail uses.

The continued development and enhancement of those land uses permitted within the Downtown Commercial Business District (C-4), the Business District (C-5), the Office Residential (OR) and Office Service (OS) zones of the City of Dubuque's Zoning Ordinance are encouraged.

e. Ice Harbor Subareas A, B, and C: The intent of this plan is to encourage a mix of residential, commercial/retail, recreational and educational uses in these Subareas. An adopted Planned Unit Development ordinance shall regulate land uses and zoning the Ice Harbor Subareas A, B and C.

f. Warehouse Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of this downtown neighborhood for residential, office and commercial/retail uses.

g. South Main Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of this downtown neighborhood for residential, office and commercial/retail uses.

h. South Port Subarea: The intent of this plan is to encourage a mix of residential, commercial/retail, recreational and educational uses in this Subarea. An adopted Planned Unit Development ordinance shall regulate land uses and zoning in a portion of the Subarea.

i. Cable Car Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of this downtown neighborhood for residential, office and commercial/retail uses.

j. Bluff Street Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of this downtown neighborhood for residential, office and commercial/retail uses.

k. South Bluff Street, University Avenue Corridor, and West Locust Corridor Subareas: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these neighborhoods for residential, office and commercial/retail uses.

l. Kerper Boulevard, Washington Neighborhood, Industrial Harbor, East 7th Street, Chaplain Schmitt, North End, and Dubuque Brewing & Malting Subareas: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for residential, office, commercial/retail, and industrial uses.

m. North Kerper, and Quebecor Subareas: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for office, commercial and industrial uses.

n. Harrison Street Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of a functional, attractively developed environment to promote office, commercial and industrial uses.

o. Holy Ghost, Almond Street, and Lower Kaufmann Subareas: The intent of this Plan is to promote the preservation, conservation, development, and redevelopment of these downtown neighborhoods for residential uses.

p. 15th Street Subarea: Although currently zoned as heavy industrial, the intent of this Plan is to promote its redevelopment as a functional, attractive environment for recreational, office and public storage uses.

q. North Peru Road Subarea: Although currently zoned as agricultural, the intent of this Plan is to provide additional City park uses.

r. Stafford Street Subarea: Although currently zoned as Neighborhood Commercial District, the intent of this Plan is to provide for additional commercial uses.

s. Roosevelt Street Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for office, commercial and industrial uses.

t. Hawthorne Street Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for residential uses.

u. Locust Street Subarea: The intent of this Plan is to promote the preservation, conservation, development and redevelopment of these downtown neighborhoods for residential, office, and commercial uses.

2. PLANNING AND DESIGN CRITERIA:

a. Town Clock, Town Clock Expansion, Old Main, Upper Main, Warehouse, South Main, Cable Car, Bluff Street, South Bluff Street, University Avenue

Corridor, and Lower Kaufmann Subareas: The planning and design criteria to be used to guide the physical development and redevelopment of the Town Clock, Town Clock Expansion, Old Main, Upper Main, Warehouse, South Main, Cable Car, Bluff Street, South Bluff Street, University Avenue Corridor, and Lower Kaufmann Subareas are those standards and guidelines contained within the City of Dubuque's Unified Development Code, Downtown Design Guidelines, and other applicable local, state and federal codes and ordinances subject to the conditions contained in this subsection.

b. Ice Harbor Subareas A, B, C and South Port: The planning and design criteria to be used to guide the physical development and redevelopment of the Ice Harbor Subareas A, B, C and South Port shall be the Port of Dubuque Master Plan Design Standards, which is on file at the Dubuque City Clerk's Office as well as the City of Dubuque's Unified Development Code.

c. North Kerper, Quebecor, Kerper Boulevard, Washington Neighborhood, Industrial Harbor, East 7th Street, Chaplain Schmitt, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Corridor, Dubuque Brewing & Malting, 15th Street, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas: The planning and design criteria to be used to guide the physical development and redevelopment of the North Kerper, Quebecor, Kerper Boulevard, Washington Neighborhood, Industrial Harbor, East 7th Street, Chaplain Schmitt, Harrison Street, Holy Ghost, Almond Street, North End, West Locust Corridor, Dubuque Brewing & Malting, 15th Street, Stafford Street, Roosevelt Street, Hawthorne Street, and Locust Street Subareas are those standards and guidelines contained within the City of Dubuque's Unified Development Code, and other applicable local, state and federal codes and ordinances subject to the conditions contained in this subsection.

d. Historic Preservation Commission Review: Additionally, the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures* shall be used to guide the exterior modifications of historic and architecturally significant properties financed in whole or in part by the City of Dubuque and the improvement, installation, construction or reconstruction of public improvements in the District. Said projects may be reviewed by the Historic Preservation Commission for compliance with the above referenced standards.

e. Off-Premise Signage: No off-premise signage shall be allowed in the Ice Harbor Subareas A and B.

f. Overhead Utility Lines: No new overhead utility lines shall be installed within the District where underground placement is feasible.

H. LAND ACQUISITION AND DISPOSITION

The City is prepared to acquire and dispose of property in support of the preservation,

conservation, development and redevelopment of the District within the parameters set forth below.

1. Land Acquisition: The City may acquire property for private development or redevelopment by contractual agreement or by right of eminent domain. The City reserves the right to acquire, by negotiation or eminent domain, property rights required for the construction or reconstruction of streets and public utilities, or any other public facility or improvement.

2. Land Disposition: Publicly held land will be sold or leased for the development of viable uses consistent with this Plan, and not for purposes of speculation.

Land will be disposed of in accordance with the requirements set forth in Chapter 403 of the Iowa Code, Urban Renewal Law. Developers and redevelopers will be selected on the basis of the quality of their proposals and their ability to carry out such proposals while complying with the requirements of this Plan.

Developers and redevelopers will be required by contractual agreement to observe the Land Use Requirements and Planning and Design Criteria of this Plan. The contract and other disposition documents will set forth the provisions, standards and criteria for achieving the objectives and requirements outlined in this Plan.

I. RELOCATION REQUIREMENTS

Relocation assistance in accordance with applicable provisions of Chapter 316 of the Iowa Code, Highway Relocation Assistance Law, will be provided in the event that an existing business or residence is displaced by publicly supported development or redevelopment activities.

J. FINANCING ACTIVITIES

To meet the OBJECTIVES of this Plan and to encourage the development and redevelopment of the District and private investment therein, the City of Dubuque is prepared to provide financial assistance to qualified industries, businesses and housing developers through the making of loans or grants under Chapter 15A of the Iowa Code and through the use of tax increment financing under Chapter 403 of the Iowa Code.

1. Chapter 15A Loan or Grant: The City has determined that the making of loans or grants of public funds to qualified industries, businesses and housing developers is necessary to aid in the planning, undertaking and completion of urban renewal projects authorized under this Plan within the meaning of Section 384.24(3)(q) of the Iowa Code. Accordingly, in furtherance of the objectives of this Plan, the City may determine to issue bonds or loan agreements, in reliance upon the authority of Section 384.24A, Section 384.24(3)(q), Section 403.12 (general obligation bonds) or Section 403.9 (tax increment bonds), for the purpose of making loans or grants of public funds to qualified entities located within the District. Alternatively, the City may determine to use available funds

for the making of such loans or grants. In determining qualifications of recipients and whether to make any such individual loans or grants, the City shall consider one or more of the factors set forth in Section 15A.1 of the Iowa Code on a case-by-case basis.

2. Tax Increment Financing: The City is prepared to utilize tax increment financing, authorized under Iowa Code Section 403.19 and current City ordinance, as a means of financing eligible costs incurred to implement the Public Purpose Activities identified in Section E of this Plan. Bonds or loan agreements may be issued by the City under the authority of Section 403.9 of the Iowa Code (tax increment bonds) or Section 384.24A, Section 384.24(3)(q) and Section 403.12 (general obligation bonds).

The City acknowledges that the use of tax increment revenues delays the ability of other local taxing bodies to realize immediately the direct tax benefits of new development in the District. The City believes, however, that the use of tax increment revenues to finance the public improvements and to promote private investment in the District is necessary in the public interest to achieve the OBJECTIVES of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur within another jurisdiction. If new development does not take place in Dubuque, property values could stagnate and the City, County and School District may receive less taxes during the duration of this Plan than they would have if this Plan were not implemented.

Tax increment financing will provide a long-term payback in overall increased tax base for the City, County, and Dubuque Community School District. The initial public investment required to generate new private investment will ultimately increase the taxable value of the District well beyond its existing base value.

Tax increment reimbursement may be sought for any of the eligible costs incurred by the City in connection with any of the Public Purpose Activities described in Section E of this Plan, including but not limited to the following:

- a. Planning and administration of the Plan consistent with the provisions of Section 403.6 and Section 403.12 including, but not limited to, staffing and personnel related expenses such as salary incurred by the economic development, engineering, water, and planning departments and other City personnel related to and supporting economic development and urban renewal projects within the District, in an amount not to exceed \$50,000 annually;
- b. Construction of any of the public improvements, amenities and facilities described in Section E of this Plan or otherwise contemplated by the Plan within the District, including pre-development planning, environmental assessment and remediation, feasibility analysis and engineering costs;
- c. Acquisition, installation, maintenance and replacement of public improvements throughout the District including but not limited to streetlights, benches, landscaping, appropriate signage and rest rooms;

- d. Acquisition of land and/or buildings and preparation of same for sale to private developers, including any "write down" of the sale price of the land and/or building;
- e. Preservation, conservation, development or redevelopment of buildings or facilities within the District to be sold or leased to qualifying for-profit and not-for-profit organizations, developers and businesses;
- f. Loans or grants to qualified entities under Chapter 15A of the Iowa Code, including debt service payments on any bonds issued to finance such loans or grants, for purposes of expanding the business or activity, or other qualifying loan programs established in support of the Plan; and
- g. Providing the matching share for a variety of local, state and federal grants and loans.
- h. Any of the costs incurred in connection with any of the PUBLIC PURPOSE ACTIVITIES described in Part E of this Plan.

3. Proposed Amount of Indebtedness: At this time, the extent of improvements and new development within the District is only generally known. As such, the amount and duration for use of the tax increment revenues for public improvements and/or private development can only be estimated; however, the actual use and amount of tax increment revenues to be used by the City for District activities will be determined at the time specific development is proposed, and approved by the City Council.

The estimated project costs are estimates only and will be incurred and spent over a number of years. In no event will the City's debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the District. Subject to the foregoing, it is estimated that the cost of the eligible urban renewal projects as described above and the outstanding indebtedness will be approximately \$111,109,904. This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

The City of Dubuque's current indebtedness subject to the statutory debt limit is \$112,190,029 (a list of the outstanding obligations is found as Attachment C) and the current statutory debt limit is \$321,926,120.

K. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with state and local laws have been complied with by the City of Dubuque in the implementation of this Plan and its supporting documents.

L. DURATION OF APPROVED URBAN RENEWAL PLAN

This Plan shall continue in effect until terminated by action of the City Council, but in no event shall terminate before the City of Dubuque has received full reimbursement from all incremental taxes for its advances and principal and interest payable on all Tax Increment Financing or general obligations issued to carry out the OBJECTIVES of the Plan. However, the use of tax increment financing revenues by the City for the public purpose activities carried out under this Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law. The East 7th Street, Kerper, North Kerper, Quebecor, Stafford Street, and Roosevelt Street Subareas are currently subject to a statutory limitation on the collection of tax increment revenue from those Subareas.

The DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS established, or as amended from time to time by the City of Dubuque Zoning Ordinance, shall remain in effect in perpetuity.

M. SEVERABILITY

In the event one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, lack of authorization or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

N. AMENDMENT OF APPROVED URBAN RENEWAL PLAN

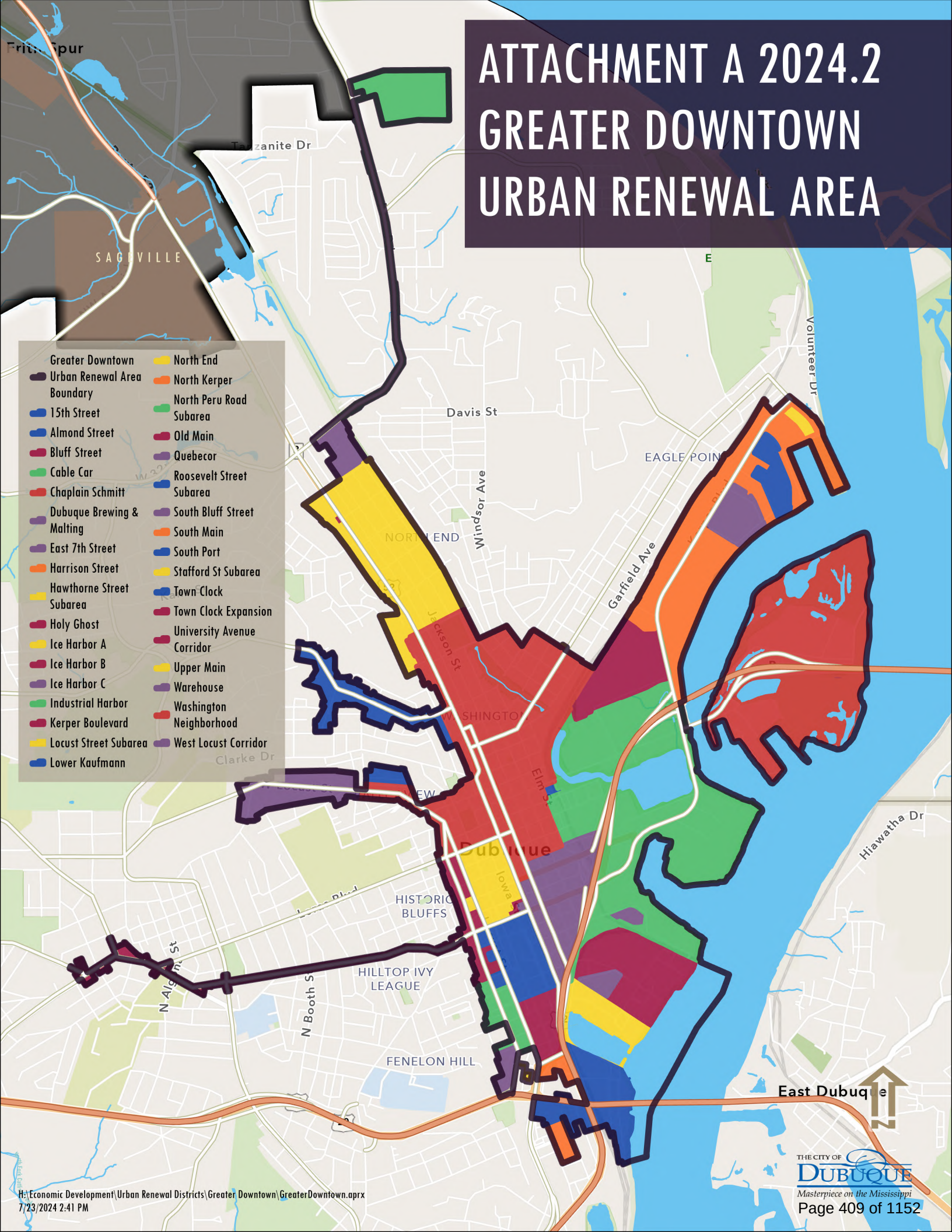
This Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Iowa Code, Urban Renewal Law. Any change effecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

O. ATTACHMENTS

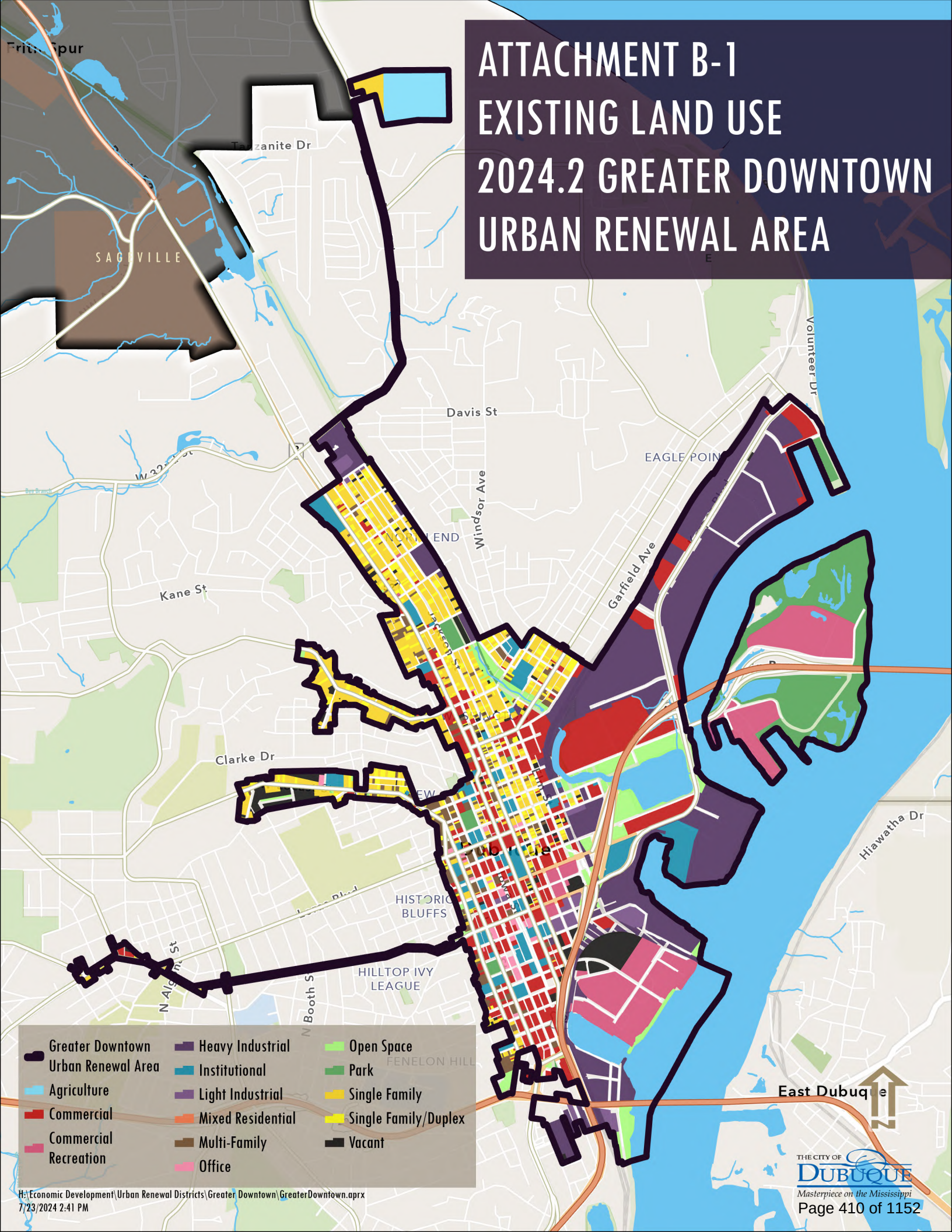
The following attachments are a part of this Plan and are on file at the Dubuque City Clerk's Office:

- A Subarea Map
- B Land Use Maps
- B-1 Existing Land Use Map
- B-2 Proposed Land Use Map
- C List of General Obligation Debt
- D District Boundary Description by Subarea

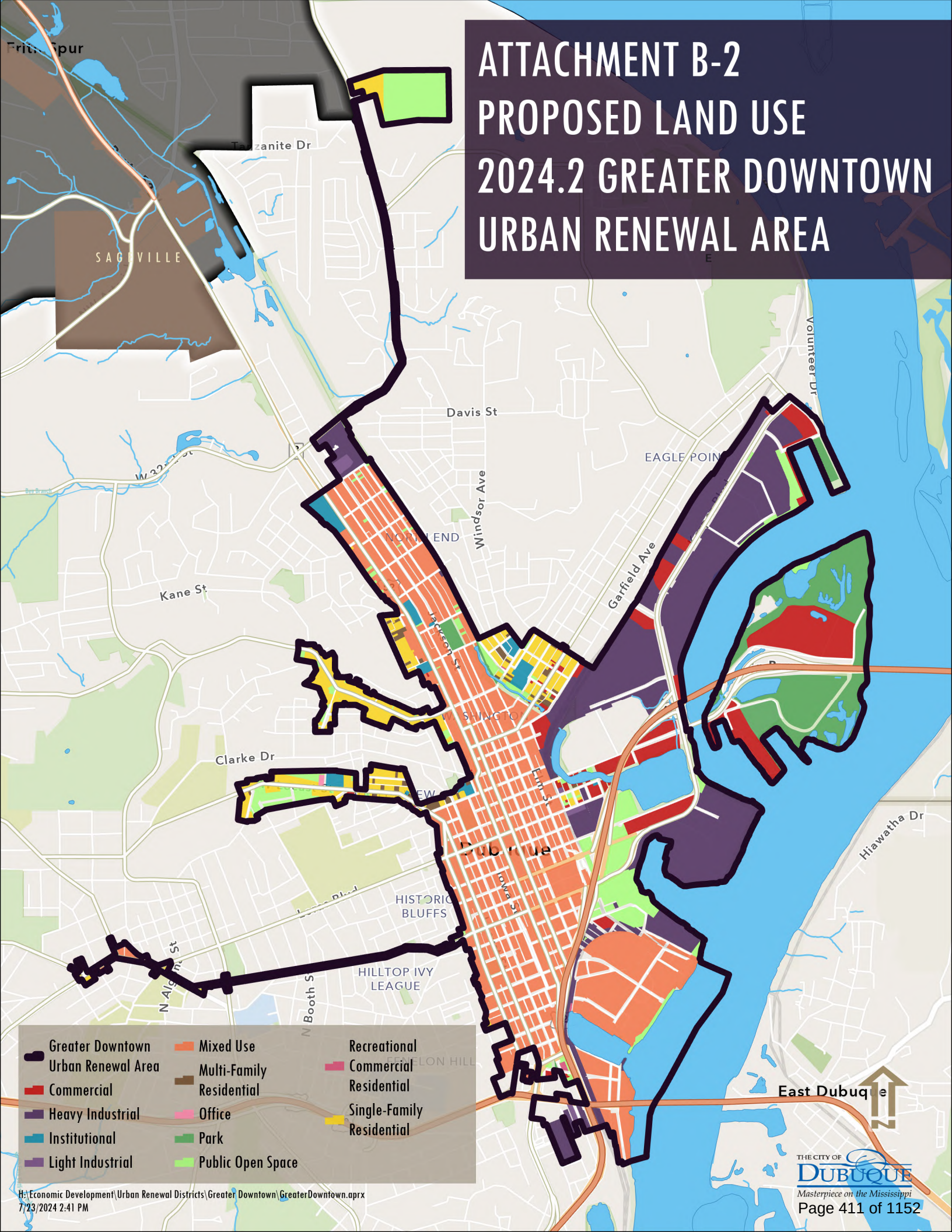
ATTACHMENT A 2024.2 GREATER DOWNTOWN URBAN RENEWAL AREA



ATTACHMENT B-1 EXISTING LAND USE 2024.2 GREATER DOWNTOWN URBAN RENEWAL AREA



ATTACHMENT B-2 PROPOSED LAND USE 2024.2 GREATER DOWNTOWN URBAN RENEWAL AREA



- | | | |
|-------------------------------------|--------------------------|---------------------------|
| Greater Downtown Urban Renewal Area | Mixed Use | Recreational |
| Commercial | Multi-Family Residential | Commercial Residential |
| Heavy Industrial | Office | Single-Family Residential |
| Institutional | Park | |
| Light Industrial | Public Open Space | |

City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20%	6/2/21	2.00%	2026	25,000	10,149	5,049	203	5,100
Airport Improvements Refunding ST20%	4/17/17	3.00%	2030	282,200	140,600	24,800	4,218	115,800
Airport Improv - PFC Refunding	6/2/21	2.00%	2032	1,353,033	1,016,721	118,332	20,334	898,389
Airport Improv - Sales Tax 20% Ref	6/2/21	2.00%	2032	10,000	—	—	—	—
Airport Terminal Utility Improv - PFC Ref	6/2/21	2.00%	2034	490,000	385,000	35,000	7,700	350,000
Airport New Terminal Roads ST20%	4/4/16	2.79%	2036	635,927	402,851	31,652	11,636	371,199
Airport Recon Taxiway Alpha - FY24 ST20%	Future	4.50%	2044	132,489	132,489	2,158	5,480	130,331
Airport Improvements - FY25 ST20%	Future	4.50%	2045	500,386	—			500,386
Building- Conf Center Energy ST20%	6/20/19	3.00%	2027	187,136	71,808	23,936	2,154	47,872
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05%	2026	391,913	109,190	52,645	3,386	56,545
Building City Hall Brickwork Sales Tax 20%	6/20/19	3.00%	2027	236,448	94,989	30,660	6,274.8	64,329
Building Smart Meters Refunding ST20%	4/17/17	3.00%	2030	45,400	22,600	4,000	678	18,600
Building Federal Bldg Roof Sales Tax 20%	4/4/16	2.79%	2035	268,404	170,031	13,359	4,911	156,672
Building 2nd Floor Engine House 1 - ST20%	8/1/23	4.70%	2043	207,113	207,113	6,821	9,902	200,292
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00%	2027	323,146	129,818	41,902	8,576	87,916
Civic Center Chair Platform S3 ST20%	6/20/19	3.00%	2027	59,340	22,770	7,590	683	15,180
DICW Expansion - South Siegert Farm	3/19/18	3.05%	2026	239,534	66,735	32,176	2,070	34,559
DICW North Siegert Refunding	4/17/17	3.00%	2029	1,285,000	595,000	115,000	17,850	480,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00%	2032	95,580	71,508	8,142	1,430	63,366
DICW Exp S Siegert Ref Taxable	6/2/21	2.00%	2032	2,498,375	1,877,375	218,500	37,548	1,658,875
DICW Exp South Siegert Farm Non-tax	6/20/19	3.00%	2032	305,357	203,271	24,333	4,980	178,938
DICW Refund 2014C Taxable	6/2/21	2.00%	2034	1,145,000	910,000	85,000	18,200	825,000
DICW Webber Property	6/29/22	4.07%	2042	5,500,000	5,500,000	95,000	234,513	5,405,000
DICWChavenelle Road - FY21 Non-Taxable	6/2/21	2.00%	2041	1,265,000	1,155,000	60,000	23,100	1,095,000
DICW Develop McFadden Property - FY24	Future	4.50%	2044	1,788,800	1,788,800	29,131	73,990	1,759,669
DICW Development of McFadden - FY25	Future	4.50%	2045	2,274,963			—	2,274,963
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00%	2027	141,869	56,993	18396	3765	38,597
Finance General Ledger Software ST20%	6/2/21	2.00%	2041	244,239	216,288	10,648	4,326	205,640
Finance General Ledger Software ST20%	6/29/22	4.07%	2042	420,457	401,747	18710	17016	383,037
Fire Station #4 Improvements - Gaming	6/20/19	3.00%	2027	188,054	62,254	20,732	4,243	41,522
Recreation ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	51,545	13,078	13,078	262	—
Airport ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	28,182	7,151	7,151	143	—
Building ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	87,596	22,227	22,227	445	—
Transit ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	11,407	2,895	2,895	58	—
Fire Station #2 ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	91,227	23,149	23149	463	—
Park Imp ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	35,046	8,893	8,893	178	—
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00%	2030	951,500	474,400	83,700	14,232	390,700
Fire Station #2 ST20% 20 yr Refund 2014B	6/2/21	2.00%	2034	85,217	74,042	5,096	1,481	68,946
Park Imp ST20 20% yr Refund 2014B	6/2/21	2.00%	2034	124,780	108,416	7,462	2,168	100,954
Fire Ambulance Replacement ST20%	4/17/17	3.00%	2030	230,000	120,000	20,000	3,600	100,000
Fire Structural Repairs 5&6 ST20%	6/20/19	3.00%	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC ST20%	6/2/21	2.00%	2041	810,153	717,438	35,320	14,349	682,118
Fire Ladder/Pumper/Ambulance ST20%	6/29/22	4.07%	2042	1,924,543	1,843,253	81,290	73,928	1,761,963

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Fire HVAC Headquarters Sales Tax 20%	8/1/23	4.70%	2043	188,576	188,576	6,211	9,016	182,365
Fire Ladder/Pumper Replac ST20%	Future	4.50%	2044	2,090,000	2,090,000	34,036	86,449	2,055,964
Fire Ambulance - FY24 ST20%	Future	4.50%	2044	344,000	344,000	5,602	14,229	338,398
Fire HVAC - FY24 ST20%	Future	4.50%	2044	442,645	442,645	7,209	18,309	435,436
Fire Equip Replacement - FY25 ST20%	Future	4.50%	2045	969,342			—	969,342
Fire Station Improvements - FY25 ST20%	Future	4.50%	2045	1,320,900			—	1,320,900
Fire Training Burn Tower Imp FY25 ST20%	Future	4.50%	2045	466,676			—	466,676
Franchise Fee Settlement Levy	4/4/16	2.93%	2035	2,830,000	1,760,000	145,000	53,906	1,615,000
GDTIF Colts Building Renovation	6/20/19	3.00%	2039	1,575,000	1,370,000	75,000	41,100	1,295,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00%	2041	535,000	535,000	—	10,700	535,000
GDTIF - DT Parking Ramp - FY21	6/2/21	2.00%	2036	880,167	822,171	61,407	16,443	760,764
GDTIF Eng Dock Expansion - FY21	6/2/21	2.00%	2036	409,833	382,828	28,593	7,657	354,235
GDTIF DT Parking Ramp - FY22	6/29/22	4.07%	2042	975,000	975,000	40,000	41,453	935,000
GDTIF Docks/Five Flags AC - FY22	6/29/22	4.07%	2042	745,000	745,000	30,000	31,668	715,000
GDTIF Central/Parking Ramp/Five Flags	8/1/23	4.70%	2043	1,080,000	1,080,000	35,000	51,683	1,045,000
GDTIF Smart Parking - FY24	Future	4.50%	2044	1,217,500	1,217,500	19,827	50,359	1,197,673
GDTIF Ramp Major Maintenance - FY24	Future	4.50%	2044	270,777	270,777	4,410	11,200	266,367
GDTIF Iowa Amphitheater - FY24	Future	4.50%	2044	3,000,000	3,000,000	105,455	122,794	2,894,545
GDTIF Iowa Amphitheater - FY25	Future	4.50%	2045	285,000	—			285,000
GDTIF ABC Supply Building - FY25	Future	4.50%	2045	457,000	—			457,000
GDTIF Smart Parking - FY25	Future	4.50%	2045	1,957,000	—			1,957,000
GDTIF Ramp Major Maintenance - FY25	Future	4.50%	2045	6,053,000	—			6,053,000
GDTIF Federal Building Renovation - FY25	Future	4.50%	2045	533,000	—			533,000
GDTIF Downtown Housing Refunding	4/17/17	3.00%	2030	2,120,000	1,140,000	170,000	36,805	970,000
GDTIF Millwork District Refunding	4/17/17	3.00%	2030	2,080,000	1,075,000	165,000	32,250	910,000
GDTIF - 7th St/2-Way Conversion Ref	6/2/21	2.00%	2031	3,204,576	2,329,252	307,847	46,585	2,021,405
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00%	2031	2,545,000	1,845,000	240,000	36,900	1,605,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00%	2032	1,254,420	938,492	106,858	18,770	831,634
GDTIF Wash Neigh Refunding Taxable	6/2/21	2.00%	2032	493,592	370,904	43,168	7,418	327,736
GDTIF 2014C Taxable Refunding	6/2/21	2.00%	2034	5,385,000	4,275,000	390,000	85,500	3,885,000
GDTIF 2014B Refunding	6/2/21	2.00%	2034	155,000	125,000	10,000	2,500	115,000
Library Improvements - Sales Tax 20%	6/20/19	3.00%	2022	39,408	15,831	5,110	1,046	10,721
Library Improv Sales Tax 20% Ref 2012E	6/2/21	2.00%	2027	84,526	42,893	14,156	858	28,737
Park Improvements - Sales Tax 20%	6/20/19	3.00%	2027	47,290	18,998	6,132	1,255	12,866
Park Water System Study Ref ST20%	4/17/17	3.00%	2030	60,000	29,900	5,300	738	24,600
Park Ham House - Sales Tax 20%	4/4/16	2.79%	2035	200,668	127,120	9,988	3,672	117,132
Park Skate Park ST20%	6/20/19	3.00%	2027	613,524	235,422	78,474	7,063	156,948
Parking Port of Dubuque Parking Ramp	3/19/18	3.05%	2026	373,553	104,075	50,179	3,228	53,896
Parking Central Ave Ramp Refunding	4/17/17	3.00%	2030	6,380,000	2,990,000	560,000	89,700	2,430,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91%	2031	45,516	26,955	3,453	809	23,502
Parking Locust Ramp Security Cameras	6/20/19	3.00%	2033	126,054	77,444	9,733	1,992	67,711
Parking Improvements Refunding 2014B	6/2/2021	2.00%	2034	125,000	95,000	10,000	1,900	85,000
Parking Improv Taxable Refunding 2014C	6/2/21	2.00%	2034	220,000	175,000	15,000	3,500	160,000
Police CAD Software - Gaming Ref	6/2/21	2.00%	2030	160,000	110,000	20000	2,200	90,000
Public Works Equip Ref RUT	4/17/17	3.00%	2030	392,000	195,400	34,500	5,862	160,900
Public Works Radio Replacement ST20%	3/19/18	2.91%	2028	110,000	45,606	10,732	1,368	34,874
PW Curb Ramp/Eng St Improv Ref ST30%	6/2/21	2.00%	2034	885,000	710,000	65,000	14,200	645,000
Rec Imp Sales Tax 20% Refunding 2012E	6/2/21	2.00%	2028	7,572	4,391	1,082	88	3,309
Rec Ice Center Settling Sales Tax 20%	8/1/23	4.70%	2043	4,614,310	4,614,310	151,968	220,619	4,462,342
Sanitary Improvements Refunding	4/17/17	3.00%	2030	660,000	340,000	50,000	10,200	290,000
Sanitary Sewer Improvements	3/19/18	2.91%	2031	1,030,009	609,965	78,146	18,300	531,819
Sanitary Forcemain Refunding 2012E	6/2/21	2.00%	2032	376,122	275,965	33,031	5,519	242,934
Sanitary Sewer Improvements	6/20/19	3.00%	2033	1,124,412	740,381	82,733	16,932	657,648
Sanitary Sewer Imp Refunding 2014B	6/2/21	2.00%	2034	4,390,000	3,475,000	315,000	69,500	3,160,000
Sanitary Sewer Improvements	4/4/16	2.79%	2035	2,405,000	1,525,000	120,000	44,006	1,405,000
Solid Waste Collection Refunding	4/17/17	3.00%	2030	51,300	25,600	4,500	768	21,100
Solid Waste Collection	3/19/2018	2.91%	2031	27,447	16,254	2,082	488	14,172

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Solid Waste Collection - FY24	Future	4.50%	2044	148,000	148,000	2,410	6,122	145,590
Solid Waste Collection - FY25	Future	4.50%	2045	873,700	—	—	—	873,700
Stormwater Refunding	4/4/16	2.91%	2028	6,270,000	1,200,000	440,000	36,000	760,000
Stormwater Improvements Refunding	4/17/17	3.00%	2030	2,015,000	1,000,000	165,000	30,000	835,000
Stormwater Improvements	3/19/18	2.91%	2031	1,714,542	1,015,356	130,081	30,460	885,275
Stormwater Improv Refunding 2012B	6/2/21	2.00%	2031	1,115,424	810,748	107,153	16,215	703,595
Stormwater Improv Refunding 2012E	6/2/21	2.00%	2032	77,131	56,592	6,774	1,132	49,818
Stormwater Improvements	6/20/19	3.00%	2033	290,796	193,576	19,467	3,984	174,110
Stormwater Upper Bee Branch SRF GO NA	4/30/21	1.18%	2037	22,138,000	17,378,398	1,227,000	248,806	16,151,398
Streetlight Replacement Refunding - ST	4/17/17	3.00%	2030	4,900	2,500	400	75	2,100
Street FEMA Land Buyout - Gaming	6/20/19	3.00%	2027	64,901	25,428	8,468	1,733	16,960
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/17	3.00%	2030	258,600	129,000	22,800	3,870	106,200
Street Southwest Arterial	3/19/18	2.91%	2031	771,557	456,920	58,537	13,708	398,383
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00%	2032	827,747	643,857	67,486	12,877	576,371
Transit Radio Replacement ST20%	3/19/18	2.91%	2028	95,000	39,392	9,268	1,182	30,124
Transit Midtown Transfer ST20%	6/20/19	3.00%	2039	216,125	216,125	—	6,484	216,125
Transit Vehicle Replacement ST20%	6/2/21	2.00%	2041	780,609	691,275	34,032	13,826	657,243
Water System Improvements	3/19/18	2.91%	2031	1,155,930	684,546	87,700	20,536	596,846
Water Improv Refunding 2012E	6/2/21	2.00%	2032	369,768	271,303	32,473	5,426	238,830
Water System Improvements	6/20/19	3.00%	2033	1,323,107	871,017	97,333	19,920	773,684
Water System Improv Refunding 2014B	6/2/21	2.00%	2034	7,470,000	5,915,000	535,000	118,300	5,380,000
Water System Improvements	4/4/16	2.79%	2035	635,000	405,000	30,000	11,688	375,000
Total General Obligation Bonds				146,447,786	95,787,605	8,292,237	2,615,789	103,186,336
Less Annual Appropriation G.O.				—	(15,902,592)	—	—	(14,675,138)
Total G.O. Bonds Subject to Debt Limit				146,447,786	79,885,013	8,292,237	2,615,789	88,511,198

Tax Increment

Port of Dubuque Parking Ramp	10-16-07	7.5000%	2037	23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment Bonds				23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment				23,025,000	16,350,000	785,000	1,226,250	15,565,000

TIF bond issue for the Port of Dubuque Parking Ramp backed by Greater Downtown TIF & a minimum assessment agreement

Tax Increment**Economic Development TIF Rebate Agreements**

Medline (DICW)	11/19/07	Rebate	2031	1,600,279	416,629	416,629	—	416,629
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	436,111	436,111	—	436,111
Hodge (DICW)	4/6/20	Rebate	2035	257,073	543,368	543,368	—	543,368
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	105,391	105,391	105,391	—	105,391
Tri-State Quality Metals (DICW) NA	3/17/14	Rebate	2026	32,510	59,436	73,975	—	73,975
Roasting Solutions (DICW) NA	1/14/16	Rebate	2028	33,666	64,577	68,924	—	68,924
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	114,749	143,654	—	143,654
Hormel Foods (DICW)	4/21/08	Rebate	2026	8,250,067	543,830	271,915	—	271,915
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	103,644	17,274	—	86,370
Rousselot (GDTIF) (Non-Appropriation)	1/22/13	Rebate	2025	4,931	21,484	21,484	—	—
METX - Lamar Building (GDTIF) NA	5/13/20	Rebate	2031	75,660	182,914	182,914	—	182,914
Marquette Hall (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,863	4,863	—	4,863
3 Amigos (Non-Appropriation)	4/15/19	Rebate	2031	2,516	7,055	7,055	—	7,055
210 Jones (Non-Appropriation)	6/19/17	Rebate	2031	10,348	21,295	21,295	—	21,295
Prairie Farms Dairy (Non-Appropriation)	3/18/19	Rebate	2031	5,626	9,586	9,586	—	9,586
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	533,958	266,979	—	266,979
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	245,856	81,952	—	163,904
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	41,460	13,820	—	27,640
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	2,601	3,094	—	3,094
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	124,882	124,882	—	124,882
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	85,120	21,280	—	63,840
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	26,884	6,721	—	20,163
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	537,072	134,268	—	402,804
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	39,332	9,833	—	29,499

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	280,309	280,309	—	515,175
Novelty Iron Works (GDTIF) (Non-Approp)	6/17/13	Rebate	2031	33,105	204,402	204,402	—	204,402
Gardens of Dubuque (RADFORD)	9/28/20	Rebate	2038	1,391,310	1,298,556	92,754	—	1,205,802
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	49,426	49,426	—	49,426
Total TIF Rebates				24,358,713	6,104,790	3,614,158	—	5,449,660
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	400,000	50,000	—	350,000
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000%	2030	4,500,000	2,540,485	226,314	74,530	2,314,171
Total Other Lns-Rev Backed				5,500,000	2,940,485	276,314	74,530	2,664,171
Total City Indebtedness Subject to Debt Limit				199,331,499	105,280,288	12,967,709	3,916,569	112,190,029
Revenue Bonds								
Sanitary Northfork Catfish Imp SRF	1/13/10	3.25%	2031	912,000	337,000	52,000	10,953	285,000
Sanitary W&RRC Upgrade SRF	8/18/10	3.25%	2039	74,285,000	47,502,000	2,747,000	950,039	44,755,000
Sanitary WRRRC Cogeneration SRF	5/17/13	2.00%	2033	3,048,000	1,522,000	156,000	30,440	1,366,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00%	2038	2,763,000	1,906,537	129,000	19,114	1,777,537
Sanitary Projects Planning - FY21 SRF	Various	2.00%	2043	1,770,000	1,732,668	75,788	34,276	1,656,880
Sanitary Granger Creek & Force Main Plan	1/7/2022	—%	2044	465,000	455,192	19,910	9,005	435,282
Sanitary 42" Force Main WQFP Loan	3/3/2023	1.00%	2043	1,950,000	1,862,000	89,000	18,620	1,773,000
Sanitary Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	11,290,109	11,290,109	456,443	274,920	10,833,666
Sanitary Projects- FY24	Future	2.68%	2044	4,228,710	4,228,710	170,961	102,971	4,057,749
Sanitary Projects- FY25	Future	2.68%	2045	17,683,900	—	—	—	17,683,900
Stormwater Lower Bee Branch Rest SRF	10/27/10	3.25%	2041	7,850,000	5,337,000	240,000	173,452	5,097,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00%	2034	1,029,000	168,000	17,000	3,360	151,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25%	2031	800,000	295,000	45,000	9,588	250,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72%	2031	20,800,000	16,725,000	2,150,000	618,968	14,575,000
Stormwater Sales Tax Revenue - GO	5/19/2014	3.23%	2029	7,190,000	6,000,000	1,125,000	275,500	4,875,000
Stormwater Upper Bee Branch RR SRF	6/7/19	2.00%	2040	16,382,000	13,603,000	730,000	272,060	12,873,000
Stormwater West 32nd Detention SRF	1/14/09	3.25%	2028	1,847,000	466,000	111,000	15,145	355,000
Water Webber Extension - FY22	1/7/22	—%	2044	1,570,000	1,536,886	67,224	30,403	1,469,662
Water Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	1,633,646	1,633,646	66,046	39,780	1,567,600
Water Projects- FY24	Future	2.68%	2044	4,140,315	4,140,315	167,387	100,819	3,972,928
Water Projects- FY25	Future	2.68%	2045	4,686,377	—	—	—	4,686,377
Water Roosevelt Water Tower SRF	8/9/19	2.00%	2040	4,400,000	3,654,000	196,000	73,080	3,458,000
Water CIWA Purchase & Improvements	7/7/17	2.00%	2036	8,613,761	6,063,761	521,000	152,960	5,542,761
Water- Clear Well Reservoirs SRF	10/18/07	3.25%	2028	915,000	232,000	55,000	4,640	177,000
Water Meter Change Out Program SRF	2/12/10	3.25%	2031	6,394,000	2,692,000	349,000	87,587	2,343,000
Water System Improv & Ext. Refunding	8/18/21	2.00%	2030	3,505,000	2,435,000	380,000	48,700	2,055,000
Total Revenue Bonds				210,151,818	135,817,824	10,115,759	3,356,380	148,072,342
Less Annual Appropriation Revenue Bds				—	(13,956,032)	—	—	(11,803,968)
Net Revenue Bonds				210,151,818	121,861,792	10,115,759	3,356,380	136,268,374
Total City Indebtedness				409,483,317	257,000,704	23,083,468	7,272,949	274,937,509
Statutory Debt Limit					262,722,395			\$321,926,12
% of Debt Limit Used					40.07 %			34.85 %
Remaining Debt Capacity					157,442,107			209,736,091.4

Greater Downtown Urban Renewal District

Updated July 23, 2024

District Boundary Description by Subarea

1. Town Clock Subarea of the District shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.
2. Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, Iowa and any adjoining public right-of-way
3. Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.
4. Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly boundary of the Town Clock Subarea and on the East by Central Avenue, and including all public rights-of-way.
5. Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, Iowa and including any adjoining public right-of-way.
6. Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by

Attachment D

the municipal limits of the City of Dubuque including any adjoining public right-of-way.

7. Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, Iowa including any adjoining public right-of-way.

8. Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots 1 and 2 of the Subdivision of the South $\frac{1}{2}$ of City Lot 261 and City Lot 260 to the southwest corner of the N $\frac{1}{2}$ of City Lot 261; Thence northeasterly along the southerly line of the N $\frac{1}{2}$ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

9. South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly

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along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

10. South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque; Thence southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwesterly corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwesterly along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwesterly along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwesterly along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwesterly along the northerly lines of said Lot 1 of Harrison Street Place No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof

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to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

11. Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwesterly along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwesterly along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwesterly; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline of Third Street; Thence southwesterly along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot 692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof

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to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

12. Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of said Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence northwesterly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along

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the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest corner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence

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southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

13. South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

14. Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, Iowa, also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.

15. Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot 2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace; Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview

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Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersection with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said

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easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Rebman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot 2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wullweber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the southwest corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1

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of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwestwardly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwestwardly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwestwardly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwestwardly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwestwardly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwestwardly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwestwardly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwestwardly along said centerline of E. 11th Street to a point of intersection with the centerline of Central Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

16. Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence southeasterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point being on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the westerly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area

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generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

17. East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots 1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28, Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, Iowa and any adjoining public right-of-way.

18. Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, Iowa.

19. North Kerper Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a

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point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No. 3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reidl Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A; Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Farragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne

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Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said point of being the point of beginning;

Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, Iowa, and any adjoining public rights of way; and

Excepting therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, Iowa.

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20. Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, Iowa, and any adjoining public rights of way.

21. Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, Iowa and any adjoining public rights of way.

22. Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, Iowa; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, Iowa; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the northeasterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly extension of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

23. Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said

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Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

24. North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof, thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to

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the southwest corner thereof; thence southeasterly along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and

Lots 1-4 & 2-1-5 of Kiene & Altmans Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altmans Subdivision; and

Lot 1-1 of Kiene & Altman's Subdivision; and

Lot 1-1-1-241 of Davis Farm Addition; and

Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and

Lot 1-243 of Davis Farm Addition; and

Lot 1-1-244 of Davis Farm Addition; and

The South 26' of Lot 245 Davis Farm Addition; and

The North 34' of Lot 245 Davis Farm Addition; and

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The East 1/2 of Lot 246 Davis Farm Addition; and
The West 1/2 of Lot 246 Davis Farm Addition; and
Lot 247 of Davis Farm Addition; and
Lot 248 of Davis Farm Addition; and
Lot 249 of Davis Farm Addition; and
The East 1/2 of Lot 250 of Davis Farm Addition; and
The West 1/2 of Lot 250 of Davis Farm Addition; and
Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and
Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and
Lot 254 of Davis Farm Addition; and
Lot 255 of Davis Farm Addition; and
The South 1/2 of Lot 256 of Davis Farm Addition; and
The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and
The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and
Lot 257 of Davis Farm Addition; and
Lot 258 of Davis Farm Addition; and
Lot 259 of Davis Farm Addition; and
Lot 260 of Davis Farm Addition; and
Lot 261 of Davis Farm Addition; and
Lot 262 of Davis Farm Addition; and
The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and
The East 114' of the North 36'6" of Lot 263 of Davis Farm Addition, and also
including the Public Right of Way of West 28th Street abutting thereto; and

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The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and

Lot 2-1-1 of G R West's Addition; and

Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and

The South 39'6" of Lot 2 of G R West's Dubuque; and

The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and

Lot 2 of the North 57' of Lot 3 of G R West's Addition; and

Lot 1 of the North 57' of Lot 3 of G R West's Addition; and

Lot 4 of G.R. West Addition; and

Lot 2 of Paragon Square; and

Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and

Lot 2-9 of G R West's Addition; and

Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and

Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and

All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and

All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.

All in the City of Dubuque, Dubuque County, Iowa.

25. University Avenue Corridor Subarea of the district shall include the following described properties:

All that part of the Pennsylvania Avenue right of way lying north of the northerly right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-1-2-1 of Mineral Lot 256; and

All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and

All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City Lot 654; and

All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95' of Lot 19 of Finley Waples and Burton Addition; and;

All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and

All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of lot 1 of Lot 14 of Mineral Lot 172; and

All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and

All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and

All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and

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All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and

All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and

Lot 1-137 of Finley Waples & Burton's Addition; and

Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and

Lot 1-232 of Finley Addition; and

Lot 229 of Finley Addition; and

Lot 130 of Finley Waples & Burton's Addition; and

Lot 131 of Finley Waples & Burton's Addition; and

Lot 132 of Finley Waples & Burton's Addition; and

Lot 133 of Finley Waples & Burton's Addition; and

The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and

The North 95' of Lot 18 of Finley Waples & Burton's Addition; and

Lot 17 of Finley Waples & Burton's Addition; and

The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and

The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and

Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and

Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and

Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and

Lot 5 and Lot 2-6 of Mineral Lot 170; and

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Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-1-14 of Mineral Lot 172; and

The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and

The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and

Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and

Lot 1 of Herbst's Subdivision; and

Lot 1-1 and Lot 2-1 of Schwind's Place.

All in the City of Dubuque, Dubuque County, Iowa.

26. West Locust Corridor Subarea of the district shall include the following described properties:

All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and

All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Lot 1 of Connolly's Subdivision; and

All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and

All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and

All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and

All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue

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and lying north of the easterly extension of the southerly line of said Lot 2-12B;
and

All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and

All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and

All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and

All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P. Woods Addition; and

Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and

The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

Lot 3 of Ellen Blake's Subdivision; and

Lot 2 of Ellen Blake's Subdivision; and

Lot 1 of Ellen Blake's Subdivision; and

The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and

All of Kingdom Hall Place; and

Lot 1 of the West 1074' of Lot 64 of Littleton & Sawyer's Addition; and

Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and

Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and

Lot 2 and Lot 2-1 of Wm. Blake's Addition; and

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Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and

Lot 2-3 and 1-4 of Wm. Blake's Addition; and

Lots 5 to 19, inclusive, of Wm. Blake's Addition; and

Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and

The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and

Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and

Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and

The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and

Lot 25 of Wm. Blake's Addition; and

Lot 26 Wm. Blake's Addition; and

Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-2 of Clarke College Place; and

Lots 29 to 42, inclusive, of Wm. Blake's Addition; and

Lot 2 of Lot 43 of Wm. Blake's Addition; and

Lot 2 of Lot 44 of Wm. Blake's Addition; and

Lot 2 of Lot 45 of Wm. Blake's Addition; and

Lot 2 of Lot 46 of Wm. Blake's Subdivision; and

Lot 2 of Lot 12B of Wood's Addition; and

Lots 20, 21, and 22 of A. P. Wood's Addition; and

Lot 23 of A. P. Wood's Addition; and

Lot 2-24 and 2-24A of A. P. Wood's Addition; and

Lot 24D of A. P. Wood's Addition; and

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Lot 24C of A. P. Wood's Addition; and

Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and

Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and

The North 40' of Vacated Williams Street in A. P. Wood's Addition; and

Lots 25 to 36, inclusive, of A. P. Wood's Addition; and

Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of A. P. Wood's Addition; and

Lot 4-98A of Wood's Addition; and

Lot 3-98A of A. P. Wood's Addition; and

Lot 2-98A of A. P. Wood's Addition; and

Lot 1-98A of A. P. Wood's Addition; and

Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and

Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and

Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and

Lot 1 and Lot 2-2 of McGrath's Subdivision; and

Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and

Lot 5 of McGrath's Subdivision; and

Lot 6 of McGrath's Subdivision; and

Lot 1 of Mineral Lot 95; and

Lot 9 of McGrath's Subdivision; and

Lots 7 and 8 of McGrath's Subdivision; and

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Lot 10 of McGrath's Subdivision; and

Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and

Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and

Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711.

All in the City of Dubuque, Dubuque County, Iowa.

27. Dubuque Brewing and Malting Subarea of the district shall include the following described properties:

Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwesterly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeasterly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2 of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeasterly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeasterly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeasterly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwesterly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeasterly along the westerly right of way of Jackson Street to the point of beginning.

28. 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, Iowa;

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly

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right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

29. Lower Kaufmann Subarea of the district shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and
Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and
Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and
Lot 39 Tivoli Addition; and
Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and
Lot 2-1-1 Weland's Subdivision; and

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Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and
Lot 2-2A & Lot 1-2 Weland's Subdivision; and
Lot 1-2A Weland's Subdivision; and
Lot 3 Weland's Subdivision; and
Lot 3A Weland's Subdivision; and
The East 27' of Lot 4 Weland's Subdivision; and
The West 35' of Lot 4 Weland's Subdivision; and
Lot 5 Weland's Subdivision; and
Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and
All of the Private Driveway known as Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 LH Langworthy's Addition; and
Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The South 60' of Lot 7 Cushing's Subdivision; and
Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
Lot 13 Cushing's Subdivision; and
Lot 14 Cushing's Subdivision; and
Lot 15 Cushing's Subdivision; and
Lot 6 C. Klingenberg's 3rd Addition; and

All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and

Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
Lot 2-143 and Lot 2-1-1-1-143 L H Langworthy's Addition; and
The East 1/2 of Lot 3-143 & Lot 2-2-1-1-143 L H Langworthy's Addition; and
The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
Lot 4-143 L H Langworthy's Addition; and
Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-1-East 3/4-145A L H Langworthy's Addition; and
Lot 1 Janice Place on Kaufman Avenue; and
Lot 2 Janice Place on Kaufmann Avenue; and
Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
Lot 1 Herbst Place #2; and

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Lot 2-1-1-3-145 and the South 192.60' of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and
Lot 1-1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
All of Cornelia Place; and
Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and

All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and

Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
Lot 2-149 L H Langworthy's Addition; and
The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and

All that part of the Greenfield Street right of way lying east of the easterly right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and

Lot 6 and Lot 2-7 Springgreen Subdivision; and
Lot 5 Springgreen Subdivision; and
Lot 4 Springgreen Subdivision; and
Lot 3 Springgreen Subdivision; and

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All that part of the Kane Street right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and

Lot 1 Kieffer Place; and
Lot 2-1 and Lot A of Vogt Place; and

All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and

Lot 158A L H Langworthy's Addition; and
Lot 154 L H Langworthy's Addition; and
Lot 154A L H Langworthy's Addition; and
Lot 2-1-153 L H Langworthy's Addition; and
Lot 1-1-153 L H Langworthy's Addition; and
Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and
The South 50' of Lot 2-1-153A L H Langworthy's Addition; and
Lot 2-2-153A L H Langworthy's Addition; and
Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and
Lot 1-2-2-152 L H Langworthy's Addition; and
Lot 2-2-2-152 L H Langworthy's Addition; and
The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and
The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and
Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and

All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and

Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A Of L H Langworthy's Addition; and
Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and
Lot 1-1-1-151 Mechanic's Addition; and
Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanics Addition; and
Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and
Lots 152, 153 and Lot 2-151 Mechanic's Addition; and
Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and

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All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and

Lot 156 Mechanic's Addition; and

Lot 157, 158 and 159 Mechanic's Addition; and

Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and

Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and

The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H

Langworthy's Addition; and

The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and

Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and

Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and

Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and

Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition;

and

The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and

The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and

The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and

Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and

The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and

The balance of Lot 7 Siege Subdivision; and

The West 1/2 of Lot 6 Siege Subdivision; and

The East 1/2 of Lot 6 Siege Subdivision; and

The West 1/2 of Lot 5 Siege Subdivision; and

The East 1/2 of Lot 5 Siege Subdivision; and

Lot 4 Siege Subdivision; and

Lot 3 Siege Subdivision; and;

Lot 2 Siege Subdivision; and

Lot 1-1 Siege Subdivision; and

All that part of the Kleine Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the south line of Lot 1-2 in Seiges Subdivision; and

Lot 1-63 Marsh's Addition; and

Lot 2-63 Marsh's Addition; and

Lots 3-38 and 4-38 Marsh's Addition; and

Lot 2-38 Marsh's Addition; and

Lot 1-38 Marsh's Addition; and

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All that part of the North Main Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the westerly extension of the south line of Lot 37 in Marsh's Addition; and

Lot 37 Marsh's Addition; and
Lot 36 Marsh's Addition; and
Lot 35 Marsh's Addition; and
Lot 34 Marsh's Addition; and
Lot 33 Marsh's Addition; and
Lot 32 Marsh's Addition; and
The North 95' of Lot 31 Marsh's Addition; and
The North 95' of Lot 1 Marsh's Addition

All that part of the Heeb Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the southerly line of Lot 12 of Marsh's Addition; and

The South 40' of Lot 1, the North 5' of Lot 2, and the South 40' of Lot 31 Marsh's Addition; and
The South 45' of Lot 2 Marsh's Addition; and
Lot 3 Marsh's Addition; and
Lot 4 Marsh's Addition; and
Lot 5 Marsh's Addition; and
The North 40' of Lot 6 Marsh's Addition; and
Lot 12, Lot 11, Lot 10, and the South 30' of Lot 9, and the East 60' of the North 20' of Lot 9, and the West 125' of the North 20' of Lot 9, Lot 8, Lot 7 and the South 10' of Lot 6, all in Marsh's Addition; and

Lot 62 Marsh's Addition; and
Lot 2-1 Siege Subdivision; and

Lot 1-2-2-3 of the Subdivision of Lots 146 and 146A L H Langworthy's Addition; and
Lots 1-2-150, 1-2-2-150, and 1-150 Mechanic's Addition; and
Lot 1 Runde Place; and
Lot 2 Runde Place; and

All that part of the Napier Street right of way lying east of the easterly right of way line of Hempstead Street and lying west of the northerly extension of the east line of Lot 125 in Mechanic's Addition; and

Lot 125 Mechanic's Addition; and
Lot 124 Mechanic's Addition; and
Lot 123 Mechanic's Addition; and

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All that part of the Public Alley right of way between Lots 119, 120, 121, 122 and 123 in Mechanic's Addition lying east of the easterly right of way line of Hempstead Street and lying west of the southerly extension of the east line of Lot 123 in Mechanic's Addition; and

Lot 2-121 and 2-122 Mechanic's Addition; and
Lot 1-121 and 1-122 Mechanic's Addition; and
Lots 83 and 84 Pleasant View Addition; and
The East 35' of Lot 85 Pleasant View Addition; and
Lots 80, 81, and 82 Pleasant View Addition; and

All that part of the Public Alley right of way between Lots 80, 81, 82, 83, 84, and 85 in Pleasant View Addition lying west of the westerly right of way line of Hempstead Street and lying east of the northerly extension of the East 35' of Lot 85 in Pleasant Valley Addition; and

Lot 79 and 79A Mechanic's Addition; and
Lot 78 Mechanic's Addition; and
Lot 77 Mechanic's Addition; and
Lot 76 Mechanic's Addition; and
Lot 75 Mechanic's Addition; and

All that part of the Montcrest Street right of way lying west of the westerly right of way line of Hempstead Street and lying east of the northeasterly extension of the westerly line of Lot 75 in Mechanic's Addition; and

Lot 1-73 and 1-74 Mechanic's Addition; and
Lot 1-2 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-3 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-1 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-4 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition.

30. North Peru Road Subarea of the district shall include the following described properties:

Lot 1 of Fountain Hill Resubdivision; and

Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4, Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot 2 of Lot 2 of Lot 4, all of the Subdivision of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian, all in the City of Dubuque, Iowa; and

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All that part of the easterly 33' of the right of way of Peru Road lying south of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and

All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension, and lying north of the easterly line of Lot 4A of Mineral Lot 322 and its northerly extension.

31. Stafford Street Subarea of the district shall include the following described properties:

The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, Iowa, according to the recorded Plat thereof

32. Roosevelt Street Subarea of the district shall include the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, Iowa.

All in the City of Dubuque, Iowa

33. Hawthorne Street Subarea of the district shall include the following described properties:

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, Iowa.

34. Locust Street Subarea of the District shall include the following described properties:

Attachment D

All that part of the east half of the right of way of Bluff Street lying between the westerly extension of the north right of way line of Jones Street and the westerly extension of the south right of way line of Jones Street; and

All that part of the right of way of Jones Street lying east of the east right of way line of Bluff Street and west of the northerly extension of the east right of way line of Bissell Lane; and

All that part of the right of way of Bissell Lane lying south of the south right of way line of Jones Street and north of the westerly extension of the north line of the West 36'2" of the North Half of City Lot 574; and

The Southerly 26 feet of Lot 573, Lot 574 "A", the Northerly 1/2 of Lot 574, except the Westerly 36 feet 2 inches thereof, Lot 1 of Lot 575, and Lot 2 of Lot 2 of Lot 575, in the City of Dubuque, Iowa, according to the United States Commissioners' Plat and the recorded Plats thereof; and

Lot 2 of the Northerly 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 1/2 of Lot 572, and the Northerly 40 feet of Lot 573, in the City of Dubuque, Iowa, according to the United States Commissioners' Map thereof.

All in the City of Dubuque, Iowa

MINUTES

CONSULTATION WITH AFFECTED TAXING BODIES for the Amended and Restated URBAN RENEWAL PLAN for the Greater Downtown Urban Renewal District, Version 2025.1

Tuesday, March 25, 2025 at 2:00 p.m.
Microsoft Teams Meeting
Meeting ID: 296 520 587 166
Passcode: kf2jY2Xf

Meeting Commenced: 2:00 p.m.

Present: No representatives from the taxing bodies were in attendance.

Meeting Adjourned: 2:30 p.m.

A handwritten signature in black ink, reading "Jill M. Connors" with a period at the end. The signature is stylized with a large loop at the beginning and a long, sweeping underline.

Jill M. Connors

Economic Development Director, City of Dubuque

RESOLUTION NO. ____-25

APPROVING THE AMENDED AND RESTATED URBAN RENEWAL PLAN FOR THE GREATER DOWNTOWN URBAN RENEWAL AREA, VERSION 2025.1

WHEREAS, by Resolution 101-25 adopted on March 17, 2025, the City Council of the City of Dubuque, Iowa authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Plan, Version 2025.1") for the Greater Downtown Urban Renewal Area (the "Area"); and

WHEREAS, the City of Dubuque's primary objective for the Amended and Restated Plan, Version 2025.1, is to provide opportunities which will further economic development purposes and objectives and remediate blighting conditions, and to address these objectives, additional projects are being added as described in the Amended and Restated Plan; and

WHEREAS, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa with no written objections or recommended changes to the Amended and Restated Plan, Version 2025.1, received; and

WHEREAS, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the proposed Amended and Restated Plan, Version 2025.1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That the Amended and Restated Urban Renewal Plan, Version 2025.1, for the Greater Downtown Urban Renewal Area, on file in the City Clerk's Office and made reference to herein, is hereby approved.

Section 2. That the City Clerk of the City of Dubuque, Iowa is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

Passed, approved and adopted this 21st day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

PUBLIC HEARINGS # 3.

ITEM TITLE:	Old Mill Lift Station and Force Main Project - Phase II Public Hearing
SUMMARY:	Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract, and estimated cost of \$12,700,000 for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolution, and City Manager recommending approval. RESOLUTION Giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. OMLS Phase II - PH Memo 3. Letting (Hrg Only) (Old Mill Phase II) (Dubuque #19 2025)-v1

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Old Mill Road Lift Station and Force Main Project - Phase II
Public Hearing
(Project ID: 5581500006 & New Project ID - TBD)

DATE: April 17, 2025

City Engineer Gus Psihoyos is recommending approval of the plans, specifications, form of contract, and estimated cost of \$12,700,000 for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolution.

The older sections of the Catfish Creek Sanitary Sewer (CCSS) that deliver wastewater to the Catfish Creek Pump Station (CCPS) were constructed circa late 1960s. It is common for sanitary sewer pipes to remain in service for 60 years or longer. However, when sizing an interceptor sewer, it is not common to design it to handle predicted flows more than 50 years into the future, most often a 25-year timespan is considered. The Catfish Creek Pump Station was last upgraded in 1995 based on predicting growth over the next 20-30 years, consistent with a 25-year life for a lift station.

Despite challenges due to terrain (i.e. steep slopes, bluffs, shallow rock, etc.), the City has experienced significant growth within the Catfish Creek Sewer and only considering development that has occurred over the last twenty years, within the tributary area, the design flow to the Catfish Creek Sanitary Sewer and the Catfish Creek Pump Station has grown by 6.5 MGD (million gallons per day) since the pump station was last upgraded in 1995 to a capacity of 8.0 MGD.

Due to potential development area within the Catfish Creek Sanitary Sewer tributary area, the City hired Strand Associates, Inc. (Strand) in late 2018 to develop a better understanding of the hydraulic capacity of the Catfish Creek Sanitary Sewer collection system. The analysis of the Catfish Creek Sanitary Sewer and the Catfish Creek Pump Station involved the implementation of a flow metering program and the development of a sanitary sewer model. One of the things that the computer model revealed is that some wet weather events will result in the flow rising above the top of the pipe, at certain locations, such that the sanitary system becomes pressurized which is an indicator of possible Sanitary Sewer Overflows.

In late December of 2020, Strand provided the City with final drafts of both the study, for Catfish Creek Sanitary Sewer collection system, and a more focused technical memo which evaluated the effect of adding new industrial flow to the existing system.

On January 4, 2021, a State Revolving Fund (SRF) Planning and Design Loan Intended Use Plan (IUP) application in the amount of \$350,000 was submitted to the State for the “Catfish Creek Lift Station & Force Main Project that involves system improvements to address wet-weather related overflows at the Catfish Creek Lift Station and provide capacity for future development within the Catfish Creek sewer shed”.

On April 28, 2021, the City authorized Strand Task Order One, which provided for the development of a facility plan and design of the Old Mill Road lift station to a 30% level. This level of design provided the City with a basis of design, a refined cost estimate, and the necessary information to allow the City to submit a facility Plan to IDNR to begin the State Revolving Fund construction loan process. The 30% design followed the recommended improvement option identified in the January 7, 2021, memo regarding the results of the Catfish Creek Sanitary Sewer Interceptor system study, which evaluated the existing system capacity and identified improvements to ensure that it has adequate capacity for existing developments and for growth throughout the tributary area.

The City of Dubuque submitted a facility plan to Iowa Department of Natural Resources (IDNR), in May of 2021, for the construction of a 20 MGD sanitary sewer lift station and 30” dual force mains. The facility plan is based on the results of an intensive evaluation of the existing interceptor collection and pumping systems that transport sewage to the Water Resource Recovery Center (WRRC). Several options were considered, and the City chose to proceed with the design and construction of the Old Mill Road Lift Station and Force Main Project, a recommended option. At the June 7, 2021, the City Council meeting, the City Council approved the facility plan and Intended Use Plan application for the Old Mill Rd. Lift Station and Force Main Project.

Part of the State Revolving Fund loan process is to complete an environmental review for the effected project area, which is conducted by IDNR staff along with other state agencies. One of the items that is looked at is the history of the area to determine the historical significance of the area, if any. The Office of the State Archaeologist (OSA) conducted a phase I archaeological study, due to a portion of the project alignment running through the old Town of Rockdale. Some artifacts, from the settlement, were recovered and it was determined that a more in-depth phase II study was warranted. The Office of the State Archaeologist and the State Historic Preservation Office (SHPO) directed the City to complete a Phase II archeological study. Due to the results of the phase II study, it was determined that an alternate alignment needed to be evaluated to avoid the Town of Rockdale. Once the alternate alignment was selected, a second phase II archeological study was completed for the alternate alignment. The alternate alignment was cleared by State Historic Preservation Office and the design was able to be completed for the entire project.

Due to available funding and the funding being spread over five fiscal years, a revised facility plan was submitted in May of 2024, that split the project into two phases. The first phase being the lift station and site development and the second phase being the force main, from the new lift station to WRRC along with the force main structures. The revised facility plan was approved by IDNR in June of 2024. The phased approach allowed for the environmental and archaeological clearances, specific to the phase two portion of the overall project, to be finalized while proceeding with Phase 1. This approach allowed the City to begin Phase 1 earlier, with the longest estimated construction duration of two years and start Phase II, with an estimated construction duration of one year, a year later and still maintain a completion date of December 2026 for both phases.

The Old Mill Road Lift Station and Force Main Project is the first of several improvements that are needed, within the Catfish Creek Interceptor Sewer system, to provide adequate capacity to serve existing and future development within the City, and to allow for future additional flow from future growth areas.

Once constructed and in service, the 20 MGD Old Mill Road Lift Station will intercept over 80% of the flow which is currently conveyed to the undersized 8 MGD Catfish Creek Lift Station. With the reduction in flow coming from the Catfish Creek Interceptor System (West end of town), the Catfish Creek Lift Station will then be primarily dedicated to the Key West area and the growth areas along US Highway 151/61, to the airport, which is served by the Granger Creek Interceptor Sewer. Currently, IDNR has issued sanitary sewer permits with peak flows totaling approximately 3.5 MGD, for the areas south of town, since 2017. The reduction in flow from the Catfish Creek Interceptor System will provide the Catfish Creek Lift Station with enough capacity to adequately serve the Granger Creek sewer shed into the near future.

Project Phases I & II have been funded over multiple fiscal years, FY22 thru FY27. The total project funding provides for design, property acquisition, and construction. The funding consists of a combination of ARPA, Sewer Fund Cash, and State Revolving Fund loans. Both phases have a completion date set for December of 2026. The table below details how the complete project is funded through multiple Fiscal Year appropriations:

Old Mill Rd. Lift Station and Force Main Project - Total Project Funding			
FY 22	5581500006 ARPA	Old Mill Road Lift Station and Force Main Project - Phases I & II Design	\$ 3,546,614.00
FY 23	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,131,320.00
FY 24	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 6,161,306.00

FY 25	5581500006 Fund Cash	Old Mill Road Lift Station and Force Main Project - Phases I&II Design	\$ 300,000.00
FY 25	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$12,304,327.00
FY 26	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 8,685,353.00
FY 26	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 7,491 547.00
FY 27	5581500006	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,009,221.00
FY 27	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 4,477,103.00
		Total Project Funding	<u>\$45,106,791.00</u>

The estimate of probable cost for the Old Mill Road Lift Station and Force Main Project - Phase II is summarized as follows:

Description	Estimate
Construction	\$ 12,700,000.00
Contingency	\$ 1,270,000.00
Contract Admin / Construction Engineering	\$ 600,000.00
0.5% SRF Loan Origination Fees *	\$ 72,850.00
Total Project Cost	<u>\$ 14,642,850.00</u>
Total SRF Loan (rounded to nearest \$1,000)	<u>\$ 14,643,000.00</u>

Here is a general timeline of the Catfish Creek sewer capacity issue:

- Improvements in the City of Dubuque sewer system have been a years-long process.
- The capacity issues in the Catfish Creek sewershed, in particular, have been well-known and openly discussed and reported on. In fact, there was an article in the Telegraph Herald on 8/14/24.

- In 2013, the Water & Resource Recovery Center (WRRRC) underwent a \$64.2 million facility upgrade to increase performance and capacity in the city's sewer system.
- Sanitary sewer rates rose in the years leading up to and immediately following that renovation. This was in conjunction with the capital expenditures on this upgrade that were funded with a combination of City debt, State funds and Federal funds.
- In 2018, the City did hire Strand Associates to study the capacity of the Catfish Creek Sanitary Sewer collection system.
- In 2020-2021, the impacts of the COVID pandemic on City spending were very real. You may recall there were hiring and spending freezes during that time in cities across the United States as everyone waited to see what Federal funding might become available to help with this international disaster. City employees did not receive a pay raise. Recognizing families in the community were struggling to hold onto their jobs the City Council did not raise sanitary sewer rates.
- Following the pandemic the City Council (today's current City Council) began prioritizing and budgeting for sewer system infrastructure upgrades every single year.
 - 2021 Sewer System Infrastructure Upgrade (including Catfish Creek Sanitary Sewer System)
 - 2022 - Catfish Creek Sanitary Sewer Project: Debt Policy Direction, Phasing, and Funding
 - 2023 - Catfish Creek Sanitary Sewer Old Mill Road Lift Station
 - 2024 – Catfish Creek sewer upgrades Old Mill Road lift station
- In 2021 the City hired Strand to begin the design of a new lift station on Old Mill Road.
- In 2022, work officially began on the final design and securing SRF funding for the Old Mill Road Lift Station & Force Main project, and Granger Creek Sanitary Sewer System project.
- Then, very unfortunately, from 2022-2024, work was halted as a result of extensive environmental reviews required by the State of Iowa Historic Preservation Office to access SRF funding (which is required to fund this project). This long review forced the City to change its original plans and move the alignment for the sewer lines. This was a major delay that did not allow the project to progress until 2024.

- As all this was happening, Dubuque experienced increased development like we haven't seen in years.
- From June-September 2024 the City Council approved the contracts and issuance of debt funding to complete these projects and they are now actively being built.

Initiaition, funding and completion of this project is consistent with the Mayor and City Council making this project, and other sanitary sewer projects, a priority over the last several years. If not for the delays caused by the federal environmental review requirements this project would have been completed sooner. Other major projects in the sewer shed must connect to this project so that also delayed initiation of those projects, but they are budgeted and construction will begin as soon as this project is completed. In fact, our standard practice is we do not bid projects that are in future CIP budgets because that restricts flexibility for future budget decisions, but for these sanitary sewer projects the city is expediting the bidding of the projects. As each element of these projects is completed it incrementally removes downstream capacity limits in the sewer shed.

I concur with the recommendation and respectfully request Mayor and City Council approval.


 Michael C. Van Milligen

MCVM:as

Attachment

cc: Crenna Brumwell, City Attorney
 Cori Burbach, Assistant City Manager
 Gus Psihoyos, City Engineer
 Jenny Larson, Chief Financial Officer
 Bob Schiesl, PE, Assistant City Engineer
 Max O'Brien, PE, Civil Engineer
 Todd Irwin, Water Resource Project Supervisor

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: April 15, 2025

SUBJECT: Old Mill Road Lift Station and Force Main Project - Phase II
Public Hearing
(Project ID: 5581500006 & New Project ID - TBD)

INTRODUCTION

This memorandum requests the City Council conduct a public hearing for the Old Mill Road Lift Station and Force Main Project - Phase II.

BACKGROUND

The older sections of the Catfish Creek Sanitary Sewer (CCSS) that deliver wastewater to the Catfish Creek Pump Station (CCPS) were constructed circa late 1960s. It is common for sanitary sewer pipes to remain in service for 60 years or longer. However, when sizing an interceptor sewer, it is not common to design it to handle predicted flows more than 50 years into the future, most often a 25-year timespan is considered. The CCPS was last upgraded in 1995 based on predicting growth over the next 20-30 years, consistent with a 25-year life for a lift station.

Despite challenges due to terrain (i.e. steep slopes, bluffs, shallow rock, etc.), the City has experienced significant growth within the Catfish Creek sewer shed in the last 20 years. Based on land use mapping in GIS, and only considering development that has occurred over the last twenty years, within the tributary area, the design flow to the CCSS and the CCPS has grown by 6.5 MGD (million gallons per day) since the pump station was last upgraded in 1995 to a capacity of 8.0 MGD.

Due to potential development area within the CCSS tributary area, the City hired Strand Associates, Inc. (Strand) in late 2018 to develop a better understanding of the hydraulic capacity of the Catfish Creek Sanitary Sewer collection system. The analysis of the CCSS and the CCPS involved the implementation of a flow metering program and the development of a sanitary sewer model. One of the things that the computer model revealed is that some wet weather events will result in the flow rising above the top of the pipe, at certain locations, such that the sanitary system becomes pressurized which is an indicator of possible SSO's

In late December of 2020, Strand provided the City with final drafts of both the study, for Catfish Creek Sanitary Sewer collection system, and a more focused technical memo which evaluated the effect of adding new industrial flow to the existing system.

On January 4, 2021, a State Revolving Fund (SRF) Planning and Design Loan Intended Use Plan (IUP) application in the amount of \$350,000 was submitted to the State for the “Catfish Creek Lift Station & Force Main Project (that) involves system improvements to address wet-weather related overflows at the Catfish Creek Lift Station and provide capacity for future development within the Catfish Creek sewer shed”.

On April 28, 2021, the City authorized Strand Task Order One, which provided for the development of a facility plan and design of the Old Mill road lift station to a 30% level. This level of design provided the City with a basis of design, a refined cost estimate, and the necessary information to allow the City to submit a facility Plan to IDNR to begin the SRF construction loan process. The 30% design followed the recommended improvement option identified in the January 7, 2021, memo regarding the results of the Catfish Creek Sanitary Sewer Interceptor system study, which evaluated the existing system capacity and identified improvements to ensure that it has adequate capacity for existing developments and for growth throughout the tributary area.

The City of Dubuque submitted a facility plan to Iowa Department of Natural Resources (IDNR), in May of 2021, for the construction of a 20 MGD sanitary sewer lift station and 30” dual force mains. The facility plan is based on the results of an intensive evaluation of the existing interceptor collection and pumping systems that transport sewage to the Water Resource Recovery Center (WRRRC). Several options were considered, and the City chose to proceed with the design and construction of the Old Mill Road Lift Station and Force Main Project, a recommended option. At the June 7, 2021 City Council meeting, the City Council approved the facility plan and IUP application for the Old Mill Rd. Lift Station and Force Main Project.

Part of the SRF process is to complete an environmental review for the effected project area, which is conducted by IDNR staff along with other state agencies. One of the items that is looked at is the history of the area to determine the historical significance of the area, if any. The Office of the State Archaeologist (OSA) conducted a phase I archaeological study, due to a portion of the project alignment running through the old Town of Rockdale. Some artifacts, from the settlement, were recovered and it was determined that a more in-depth Phase 2 study was warranted. OSA and the State Historic Preservation Office (SHPO) directed the City to complete a Phase 2 archeological study. Due to the results of the phase 2 study, it was determined that an alternate alignment needed to be evaluated to avoid the Town of Rockdale. Once the alternate alignment was selected, a second phase 2 archeological study was completed for the alternate alignment. The alternate alignment was cleared by SHPO and the design was able to be completed for the entire project.

Due to available funding and the funding being spread over five fiscal years, a revised facility plan was submitted in May of 2024, that split the project into two phases. The

first phase being the lift station and site development and the second phase being the force main, from the new lift station to WRRC along with the force main structures. The revised facility plan was approved by IDNR in June of 2024. The phased approach allowed for the environmental and archaeological clearances, specific to the phase two portion of the overall project, to be finalized while proceeding with Phase 1. This approach allowed the City to begin Phase 1 earlier, with the longest estimated construction duration of two years and start Phase II, with an estimated construction duration of one year, a year later and still maintain a completion date of December 2026 for both phases.

DISCUSSION

Following the improvement recommendations identified in the January 7, 2021 memo, regarding the results of the Catfish Creek Sanitary Sewer Interceptor System Study, the City proceeded with budgeting, design and construction of the 20 MGD Old Mill Rd. lift station. The lift station is also designed to have incremental capacity changes made to increase the pumping capacity to 30 MGD. Phase 1 & 2 of the Old Mill Road Lift Station and Force Main Project are the first of several improvements that are needed, within the Catfish Creek Interceptor Sewer system, to provide adequate capacity to serve existing and future development within the City, and to allow for additional flow from future growth areas.

Once constructed and in service in December of 2026, the new lift station will intercept over 80% of the flow which is currently conveyed to the undersized 8 MGD Catfish Creek Lift Station. This reduction in flow will allow the Catfish Creek Lift Station to be primarily dedicated to serving the future needs of the Granger Creek sewer shed, which includes the Key West area and the growth areas along US Highway 151/61.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	April 7, 2025
Publish Notice to Bidders, Advertise for Bids	April 11, 2025
Publish Public Hearing Notice on Plans & Specifications	April 18, 2025
Public Hearing on Plans & Specifications	April 21, 2025
Receipt of Bid Proposals (Bid-Letting)	May 15, 2025
Award Construction Contract	June 2, 2025
Substantial Completion	October 30, 2026
Final Project Completion Date	December 18, 2026

The start of the Contract may be delayed pending approval from the Iowa Financing Authority (IAF) and Iowa Department of Natural Resources (IDNR) construction permit.

RECOMMENDATION

I recommend the City Council conduct a public hearing and approve the plans, specifications, form of contract and estimated cost for the Old Mill Road Lift Station and Force Main Project - Phase II.

BUDGET IMPACT

Project Phases 1 & 2 have been funded over multiple fiscal years, FY22 thru FY27. The total project funding provides for design, property acquisition, and construction. The funding consists of a combination of ARPA, Sewer Fund Cash, and SRF loans. Both phases have a completion date set for December of 2026. The table below details how the complete project is funded through multiple Fiscal Year appropriations:

Old Mill Rd. Lift Station and Force Main Project - Total Project Funding			
FY 22	5581500006 ARPA	Old Mill Road Lift Station and Force Main Project - Phases I & 2 Design	\$ 3,546,614.00
FY 23	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,131,320.00
FY 24	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 6,161,306.00
FY 25	5581500006 Fund Cash	Old Mill Road Lift Station and Force Main Project - Phases I&2 Design	\$ 300,000.00
FY 25	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$12,304,327.00
FY 26	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 8,685,353.00
FY 26	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 7,491 547.00
FY 27	5581500006	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,009,221.00
FY 27	Proj. ID TBD SRF Loan Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 4,477,103.00
		Total Project Funding	<u>\$45,106,791.00</u>

The tables below detail how the funding for each phase is being applied toward each the two SRF Construction loans being utilized to construct the project.

Old Mill Rd. Lift Station and Force Main Project Phase I Construction Project Funding & SRF Construction Loan Amount			
FY 23	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,131,320.00
FY 24	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 6,161,306.00
FY 25	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$12,304,327.00
FY 26	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 8,685,353.00
FY 27	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,009,221.00
		Total Phase I Project Funding	<u>\$29,291,572.00</u>
		Phase I - SRF Construction Loan Amount	\$26,221,000.00
		Remaining Phase I Funding (Applied to Phase II Construction)	\$ 3,070,572.00

Old Mill Rd. Lift Station and Force Main Project Phase II Construction Project Funding & SRF Construction Loan Amount			
FY 26	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 7,491 547.00
FY 27	Proj. ID TBD SRF Loan Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 4,477,103.00
		FY26-27 Project Funding	<u>\$11,968,650.00</u>
		Remaining Phase I Funding	\$ 3,070,572.00
		Total Phase II Project Funding	\$15,039,222.00

The estimate of probable cost for the Old Mill Road Lift Station and Force Main Project - Phase II is summarized as follows:

Description	Estimate
Construction	\$ 12,700,000.00
Contingency	\$ 1,270,000.00
Contract Admin / Construction Engineering	\$ 600,000.00
0.5% SRF Loan Origination Fees *	\$ 72,850.00
Total Project Cost	\$ 14,642,850.00
Total SRF Loan (rounded to nearest \$1,000)	\$ 14,643,000.00

ACTION TO BE TAKEN

I respectfully request the City Council conduct a public hearing and approve the plans, specifications, form of contract, and estimated cost, for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolution.

Prepared by Todd Irwin, Engineering Technician

cc: Jenny Larson, Chief Financial Officer
Bob Schiesl, PE, Assistant City Engineer
Max O'Brien, PE Civil Engineer
Todd Irwin, Water Resource Project Supervisor

April 14, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: Old Mill Lift Station and Force Main Project - Phase II
Our File No. 430411-19

Dear Jenny:

We have prepared and attach the proceedings related to the hearing on, and approval of, the plans and specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II.

The materials attached include the following items:

1. Minutes of the April 21, 2025, City Council meeting covering the hearing on the plans and specifications. If there are no objections filed and if there are no objectors present at the meeting, please insert the word “no” in the blank space provided. If there are objectors, they should be listed with their names and the nature of their objections.
2. Resolution finally approving and confirming plans, specifications and form of contract.
3. Attestation Certificate with respect to the validity of the transcript.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact Emily Hammond or me.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Todd Irwin
Crenna Brumwell
Adrienne Breitfelder
Strand Associates

MINUTES OF MEETING TO APPROVE
PLANS AND SPECIFICATIONS, FORM
OF CONTRACT AND ESTIMATE OF
COST

430411-19 (L)

Dubuque, Iowa

April 21, 2025

The City Council of the City of Dubuque, Iowa, met on April 21, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, pursuant to published notice.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

The Mayor announced that this was the time and place set for hearing on the plans and specifications, form of contract and estimate of cost for the proposed Old Mill Lift Station and Force Main Project - Phase II.

Upon investigation, it was found that _____ persons had appeared and filed objections to the proposed plans, specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II as follows:

(Insert the word “no” in the blank space above or list here the names of objectors and the types of objections, if any are filed.)

The City Council heard said objectors and evidence for or against the proposed Old Mill Lift Station and Force Main Project - Phase II; whereupon, the Mayor declared the hearing closed.

Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said motion duly carried and the resolution adopted as follows:

RESOLUTION NO. _____

Resolution giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II

WHEREAS, the City Council of the City of Dubuque, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the “Contract Documents”) for the proposed Old Mill Lift Station and Force Main Project - Phase II (the “Project”), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on April 21, 2025;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved April 21, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
DUBUQUE COUNTY
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, hereby certify that the attached is a true, correct and complete transcript of the proceedings had and action taken by the City Council up to the present time in connection with the Old Mill Lift Station and Force Main Project - Phase II, including a true, correct and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

**City of Dubuque
City Council**

ACTION ITEMS # 1.

ITEM TITLE: Heeb Street Reconstruction Project - Award Public Improvement Project

SUMMARY: City Manager recommending awarding the Heeb Street Reconstruction Project to the low bidder, Pirc-Tobin, in the amount of \$655,020.84, which is 7.57% below the engineer's estimate.
RESOLUTION Awarding Public Improvement Contract For The Heeb Street Reconstruction Project

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. Heeb Street Reconstruction Project - MVM Memo
2. Heeb Street Project - Award Staff Memo
3. Heeb Street Project - Award Resolution
4. Heeb Street Bid Tab

TO: The Honorable Mayor and City Council Members

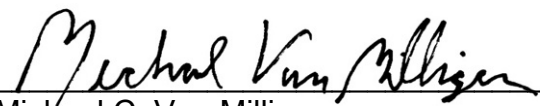
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Heeb Street Reconstruction Project
Award Public Improvement Project
Project No: 5521000015-305,5521000015-611,5521000015-621,
4281000005

DATE: April 15, 2025

The City received sealed bids on April 10, 2025 for the Heeb Street Reconstruction Project. City Engineer Gus Psihoyos is recommending award to the low bidder, Pirc-Tobin, in the amount of \$655,020.84, which is 7.57% below the engineer's estimate.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:as
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: April 14, 2025

SUBJECT: Heeb Street Reconstruction Project
Award Public Improvement Project
Project No: 5521000015-305,5521000015-611,5521000015-621, 4281000005

INTRODUCTION

The attached resolution authorizes the award of the public improvement contract for the Heeb Street Reconstruction Project.

BACKGROUND

The section of Heeb Street just south of Kaufmann Avenue is a dead-end street that has very old utilities. The water main is an old 4" main that doesn't meet current standards. The majority of the houses (5 out of 6) have lead water services where multiple properties are daisy chained to provide service. This is problematic because if a services line leaks, it impacts multiple properties. There has been one lead service line failure in this area in the last 10 years that has impacted multiple properties.

The sanitary sewer main also needs to be replaced. The last house on Heeb Street is still on a septic system because the current sanitary main doesn't extend far enough to the south to service this property.

The street itself has old brick pavers overlaid with asphalt. The end of the street does not have a proper cul-de-sac to allow traffic to easily turn around.

DISCUSSION

This project will include the reconstruction of the street with 7" HMA pavement, new curb and gutter, new sidewalk on the west side, installation of a modified cul-de-sac at the end of the street and the complete replacement of all water main, sanitary main and associated services for both utilities. The historic brick pavers under the existing asphalt street will be salvaged and stockpiled for future use on a city project.

PUBLIC ENGAGEMENT

City staff have sent letters to the abutting property owners in this corridor and held individual meetings with property owners requiring permanent easements.

BID RESULTS

The City received sealed bids on April 10, 2025 for the Heeb Street Reconstruction Project. Pirc-Tobin of Alburnett, Iowa submitted the low bid in the amount of \$655,020.84, which is 7.57% below the engineer's estimate. A summary of the bid proposals received is as follows:

Contractor Name	Total Bid Amount
Pirc-Tobin	\$655,020.84
Tschiggfrie Excavating	\$664,156.84
McDermott Excavating	\$668,667.73
Connolly Construction	\$711,048.45
Eastern Iowa Excavating & Concrete	\$729,383.83
Portzen Construction	\$736,578.01

RECOMMENDATION

I recommend awarding the public improvement contract for the Heeb Street Reconstruction Project to Pirc-Tobin in the amount of \$655,020.84.

BUDGET IMPACT

The estimate of probable cost for the Heeb Street Reconstruction Project is as follows:

Description	Cost Estimate	Award
Construction	\$ 677,849.00	\$655,020.84
Contingency	67,784.90	67,784.90
Construction Engineering and Inspection	111,845.09	111,845.09
Total Construction Cost Estimate	\$ 857,478.99	\$834,650.83

The project funding summary is as follows:

CIP	Fund Description	Fund Amount
5521000015-305	Heeb Street Reconstruction	\$449,945.21
5521000015-611	Heeb Street Sanitary Sewer	180,000.00
5521000015-621	Heeb Street Storm Sewer	30,000.00
4281000005	Street Program Water Funds	100,000.00
	Special Assessment – Street Improvement, Residential	20,816.62
	Special Assessment – Private Sanitary Services	19,734.00
	Special Assessment – Private Water Services	34,155.00
Total Project Funding		\$834,650.83

PROPERTY ASSESSMENTS

Low- to moderate-income property owners subject to assessments will be eligible for financial assistance of the assessment for the owner-occupied resident property depending on family size and income level.

According to State Code Section 384.62, the assessment shall not exceed twenty-five percent of the value of the lot as shown by the plat and schedule approved by the council. There is no assessment for this project that meets these criteria.

Abutting properties can pay assessment balances in excess over \$500 over a 15-year period with 3% interest. Abutting property owners can pay their assessment balances to the City Treasurer within the first 30 days after receiving the final notice of special assessment to avoid interest charges.

ACTION TO BE TAKEN

The City Council is requested to award the public improvement contract for the Heeb Street Reconstruction Project to Pirc-Tobin in the amount of \$655,020.84, through the adoption of the enclosed resolution.

cc: Crenna Brumwell, City Attorney
Jenny Larson, Finance and Budget Director
Arielle Swift, Public Works Director
Nathan Kelleher, Finance
Max O'Brien, Civil Engineer

RESOLUTION NO. -25

AWARDING PUBLIC IMPROVEMENT CONTRACT FOR THE HEEB STREET RECONSTRUCTION PROJECT.

WHEREAS, sealed proposals have been submitted by contractors for the Heeb Street Reconstruction Project, (the Project) pursuant to Resolution No. 80-25 and Notice to Bidders published on the City of Dubuque, Iowa website and plan room service with statewide circulation on the 7th day of March 2025; and

WHEREAS, said sealed proposals were opened and read on the 10th day of April 2025 and it has been determined that Pirc-Tobin of Alburnett, Iowa, in the bid amount of \$655,020.84 is the lowest responsive, responsible bidder for the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

That a Public Improvement Contract for the Project is hereby awarded to Pirc-Tobin and the City Manager is hereby directed to execute a Public Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 21st day of April 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne Breittfelder, CMC City Clerk

THE CITY OF

DUBUQUE

Masterpiece on the Mississippi

City of Dubuque, Iowa

Bid Tabulation

Project Title:

HEEB STREET RECONSTRUCTION

Bid Date

10-Apr-25

Engineer's Estimate

Pirc-Tobin

Tschiggfrie Excavatong

McDermott Excavating

Connolly Construction

Eastern Iowa Excavating & Concrete

Portzen Construction

LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE
Division 2010 - Earthwork, Subgrade, and Subbase																				
1	2010-108-A-0	Clearing and Grubbing A	56.5	UNIT	\$ 120.00	\$ 6,780.00	\$ 75.00	\$ 4,237.50	\$ 37.00	\$ 2,090.50	\$ 80.00	\$ 4,520.00	\$ 130.50	\$ 7,373.25	\$ 79.00	\$ 4,463.50	\$ 75.00	\$ 4,237.50		
2	2010-108-D-3	Topsoil, Off-site	70	CY	\$ 65.00	\$ 4,550.00	\$ 115.00	\$ 8,050.00	\$ 41.00	\$ 2,870.00	\$ 100.00	\$ 7,000.00	\$ 145.00	\$ 10,150.00	\$ 73.00	\$ 5,110.00	\$ 65.00	\$ 4,550.00		
3	2010-108-E-0	Excavation, Class 13	250	CY	\$ 20.00	\$ 5,000.00	\$ 40.00	\$ 10,000.00	\$ 20.00	\$ 5,000.00	\$ 24.00	\$ 6,000.00	\$ 43.50	\$ 10,875.00	\$ 74.00	\$ 18,500.00	\$ 22.00	\$ 5,500.00		
4	2010-108-F-0	Below Grade Excavation (Core Out) by TON	100	TON	\$ 35.00	\$ 3,500.00	\$ 22.50	\$ 2,250.00	\$ 55.00	\$ 5,500.00	\$ 30.00	\$ 3,000.00	\$ 40.35	\$ 4,035.00	\$ 28.00	\$ 2,800.00	\$ 28.00	\$ 2,800.00		
5	2010-108-G-0	Subgrade Preparation	1090	SY	\$ 3.00	\$ 3,270.00	\$ 3.00	\$ 3,270.00	\$ 2.80	\$ 3,052.00	\$ 3.00	\$ 3,270.00	\$ 4.60	\$ 5,014.00	\$ 2.65	\$ 2,888.50	\$ 4.00	\$ 4,360.00		
6	2010-108-H-0	Granular Stabilization, 3" Breaker Run (Modified Macadam)	50	TON	\$ 30.00	\$ 1,500.00	\$ 28.00	\$ 1,400.00	\$ 28.00	\$ 1,400.00	\$ 25.00	\$ 1,250.00	\$ 23.65	\$ 1,182.50	\$ 28.00	\$ 1,400.00	\$ 35.00	\$ 1,750.00		
7	2010-108-J-0	Subbase, Granular Subbase - Gr 12a (Granular Subbase Pile)	450	TON	\$ 24.00	\$ 10,800.00	\$ 40.00	\$ 18,000.00	\$ 28.00	\$ 12,600.00	\$ 28.00	\$ 12,600.00	\$ 23.80	\$ 10,710.00	\$ 19.25	\$ 8,662.50	\$ 23.00	\$ 10,350.00		
8	2010-108-M-0	Compaction Testing	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 6,100.00	\$ 6,100.00	\$ 5,100.00	\$ 5,100.00	\$ 6,250.00	\$ 6,250.00	\$ 2,200.00	\$ 2,200.00	\$ 5,500.00	\$ 5,500.00		
					Sub Total	\$ 37,900.00	Sub Total	\$ 49,207.50	Sub Total	\$ 38,612.50	Sub Total	\$ 42,740.00	Sub Total	\$ 55,589.75	Sub Total	\$ 46,024.50	Sub Total	\$ 39,047.50		
Division 3010 - Trench Excavation and Backfill																				
9	3010-108-B-0	Rock Excavation	591	CY	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00	\$ 150.00	\$ 88,650.00
10	3010-108-D-0	Replacement of Unsuitable Backfill Material, Gr 30, (Modified Subbase Pile)	2033	TON	\$ 24.00	\$ 48,792.00	\$ 30.00	\$ 60,990.00	\$ 27.00	\$ 54,891.00	\$ 26.00	\$ 52,858.00	\$ 20.00	\$ 40,660.00	\$ 22.50	\$ 45,742.50	\$ 27.00	\$ 54,891.00		
11	3010-108-G-0	Class I, Bedding Material, 1" Commercial Clean Stone	470	TON	\$ 25.00	\$ 11,750.00	\$ 20.00	\$ 9,400.00	\$ 32.00	\$ 15,040.00	\$ 26.00	\$ 12,220.00	\$ 20.00	\$ 9,400.00	\$ 29.00	\$ 13,630.00	\$ 25.00	\$ 11,750.00		
12	3010-108-M-0	Pipe Insulation Wrap	195	LF	\$ 2.00	\$ 390.00	\$ 5.00	\$ 975.00	\$ 9.20	\$ 1,794.00	\$ 20.00	\$ 3,900.00	\$ 5.00	\$ 975.00	\$ 10.50	\$ 2,047.50	\$ 85.00	\$ 16,575.00		
					Sub Total	\$ 149,582.00	Sub Total	\$ 160,015.00	Sub Total	\$ 160,375.00	Sub Total	\$ 157,628.00	Sub Total	\$ 139,685.00	Sub Total	\$ 150,070.00	Sub Total	\$ 171,866.00		
Division 4010 - Sanitary Sewers																				
13	4010-108-A-1	Sanitary Sewer Gravity Main, Trenched, 8" PVC SDR26	385	LF	\$ 130.00	\$ 50,050.00	\$ 105.00	\$ 40,425.00	\$ 130.00	\$ 50,050.00	\$ 80.00	\$ 30,800.00	\$ 144.00	\$ 55,440.00	\$ 133.50	\$ 51,397.50	\$ 110.00	\$ 42,350.00		
14	4010-108-E-1	Sanitary Sewer Service Stub, Trenched, 4" PVC SDR26	170	LF	\$ 130.00	\$ 22,100.00	\$ 115.00	\$ 19,550.00	\$ 120.00	\$ 20,400.00	\$ 72.00	\$ 12,240.00	\$ 90.00	\$ 15,300.00	\$ 76.00	\$ 12,920.00	\$ 85.00	\$ 14,450.00		
15	4010-108-H-0	Removal of Sanitary Sewer, 8"	150	LF	\$ 12.00	\$ 1,800.00	\$ 1.00	\$ 150.00	\$ 12.00	\$ 1,800.00	\$ 10.00	\$ 1,500.00	\$ 10.00	\$ 1,500.00	\$ 20.25	\$ 3,037.50	\$ 22.00	\$ 3,300.00		
16	4010-108-I-1	Double Sweep Cleanout	6	EA	\$ 1,000.00	\$ 6,000.00	\$ 1,200.00	\$ 7,200.00	\$ 1,600.00	\$ 9,600.00	\$ 800.00	\$ 4,800.00	\$ 2,500.00	\$ 15,000.00	\$ 3,300.00	\$ 19,800.00	\$ 1,600.00	\$ 9,600.00		
17	4010-108-M-1	Sanitary Sewer Lateral Wye Connection, PVC Wye, 8x4	6	EA	\$ 1,250.00	\$ 7,500.00	\$ 325.00	\$ 1,950.00	\$ 390.00	\$ 2,340.00	\$ 250.00	\$ 1,500.00	\$ 500.00	\$ 3,000.00	\$ 255.00	\$ 1,530.00	\$ 650.00	\$ 3,900.00		
					Sub Total	\$ 87,450.00	Sub Total	\$ 69,275.00	Sub Total	\$ 84,190.00	Sub Total	\$ 50,840.00	Sub Total	\$ 90,240.00	Sub Total	\$ 88,685.00	Sub Total	\$ 73,600.00		
Division 4050 - Pipe Rehabilitation																				
18	4050-108-L-0	Sanitary Sewer Service, Inspection CCTV	160	LF	\$ 25.00	\$ 4,000.00	\$ 15.00	\$ 2,400.00	\$ 8.00	\$ 1,280.00	\$ 15.00	\$ 2,400.00	\$ 16.30	\$ 2,608.00	\$ 16.50	\$ 2,640.00	\$ 16.00	\$ 2,560.00		
					Sub Total	\$ 4,000.00	Sub Total	\$ 2,400.00	Sub Total	\$ 1,280.00	Sub Total	\$ 2,400.00	Sub Total	\$ 2,608.00	Sub Total	\$ 2,640.00	Sub Total	\$ 2,560.00		
Division 5010 - Pipe and Fittings																				
19	5010-108-A-1	Water Main, Trenched, DIP, 6"	18	LF	\$ 95.00	\$ 1,710.00	\$ 100.00	\$ 1,800.00	\$ 120.00	\$ 2,160.00	\$ 65.00	\$ 1,170.00	\$ 97.00	\$ 1,746.00	\$ 126.00	\$ 2,268.00	\$ 175.00	\$ 3,150.00		
20	5010-108-A-1	Water Main, Trenched, DIP, 8"	320	LF	\$ 105.00	\$ 33,600.00	\$ 115.00	\$ 36,800.00	\$ 140.00	\$ 44,800.00	\$ 80.00	\$ 25,600.00	\$ 150.50	\$ 48,160.00	\$ 172.00	\$ 55,040.00	\$ 96.00	\$ 30,720.00		
21	5010-108-C-1	Fittings, DI Tee, 8x6	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 650.00	\$ 650.00	\$ 790.00	\$ 790.00	\$ 500.00	\$ 500.00	\$ 886.00	\$ 886.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00		
22	5010-108-C-1	Fittings, DI Reducer, 8x6	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 450.00	\$ 450.00	\$ 340.00	\$ 340.00	\$ 225.00	\$ 225.00	\$ 355.00	\$ 355.00	\$ 310.00	\$ 310.00	\$ 350.00	\$ 350.00		
23	5010-108-C-1	Fittings, DI Bend, 90 Deg, 8"	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 625.00	\$ 625.00	\$ 440.00	\$ 440.00	\$ 325.00	\$ 325.00	\$ 465.00	\$ 465.00	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00		
24	5010-108-C-3	Joint Restraint, Mega lug, 6"	8	EA	\$ 150.00	\$ 1,200.00	\$ 100.00	\$ 800.00	\$ 330.00	\$ 2,640.00	\$ 275.00	\$ 2,200.00	\$ 98.00	\$ 784.00	\$ 265.00	\$ 2,120.00	\$ 370.00	\$ 2,960.00		
25	5010-108-C-3	Joint Restraint, Mega lug, 8"	5	EA	\$ 200.00	\$ 1,000.00	\$ 120.00	\$ 600.00	\$ 370.00	\$ 1,850.00	\$ 320.00	\$ 1,600.00	\$ 125.00	\$ 625.00	\$ 320.00	\$ 1,600.00	\$ 415.00	\$ 2,075.00		
26	5010-108-E-1	Water Service Stubs, Pipe, Copper, 3/4"	80	LF	\$ 200.00	\$ 16,000.00	\$ 35.00	\$ 2,800.00	\$ 110.00	\$ 8,800.00	\$ 85.00	\$ 6,800.00	\$ 85.00	\$ 6,800.00	\$ 44.00	\$ 3,520.00	\$ 65.00	\$ 5,200.00		
27	5010-108-E-3	Water Service Stubs, Curb Stop and Box, 3/4"	6	EA	\$ 1,500.00	\$ 9,000.00	\$ 725.00	\$ 4,350.00	\$ 1,700.00	\$ 10,200.00	\$ 2,100.00	\$ 12,600.00	\$ 2,000.00	\$ 12,000.00	\$ 2,150.00	\$ 12,900.00	\$ 1,700.00	\$ 10,200.00		
28	5010-108-L-0	Removal and Salvage - Water Main Fittings and Appurtenances	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,100.00	\$ 3,100.00	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 3,000.00	\$ 985.00	\$ 985.00	\$ 2,500.00	\$ 2,500.00		
29	5010-108-M-0	Water Main Connection Removal	1	EA	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 600.00	\$ 600.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 7,550.00	\$ 7,550.00	\$ 500.00	\$ 500.00		
					Sub Total	\$ 72,610.00	Sub Total	\$ 53,875.00	Sub Total	\$ 75,720.00	Sub Total	\$ 53,520.00	Sub Total	\$ 77,321.00	Sub Total	\$ 87,343.00	Sub Total	\$ 58,805.00		
Division 5020 - Valves, Fire Hydrants, and Appurtenances																				
30	5020-108-A-0	Valve, Gate, 6"	2	EA	\$ 2,200.00	\$ 4,400.00	\$ 1,650.00	\$ 3,300.00	\$ 2,100.00	\$ 4,200.00	\$ 2,000.00	\$ 4,000.00	\$ 2,025.00	\$ 4,050.00	\$ 2,250.00	\$ 4,500.00	\$ 1,750.00	\$ 3,500.00		
31	5020-108-C-0	Fire Hydrant	2	EA	\$ 5,000.00	\$ 10,000.00	\$ 5,500.00	\$ 11,000.00	\$ 8,600.00	\$ 17,200.00	\$ 6,000.00	\$ 12,000.00	\$ 6,350.00	\$ 12,700.00	\$ 6,700.00	\$ 13,400.00	\$ 5,100.00	\$ 10,200.00		
32	5020-108-J-0	Fire Hydrant Assembly Removal	1	EA	\$ 300.00	\$ 300.00	\$ 450.00	\$ 450.00	\$ 1,100.00	\$ 1,100.00	\$ 500.00	\$ 500.00	\$ 600.00	\$ 600.00	\$ 1,000.00	\$ 1,000.00	\$ 750.00	\$ 750.00		
					Sub Total	\$ 14,700.00	Sub Total	\$ 14,750.00	Sub Total	\$ 22,500.00	Sub Total	\$ 16,5								

Project Title:			HEEB STREET RECONSTRUCTION		Bid Date		Engineer's Estimate		Pirc-Tobin		Tschiggfrie Excavatong		McDermott Excavating		Connelly Construction		Eastern Iowa Excavating & Concrete		Portzen Construction		
			10-Apr-25																		
LINE NO.	REFERENCE NUMBER	BID ITEM DESCRIPTION	PLAN QUANTITY	UNIT	ESTIMATED UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	BID UNIT PRICE	TOTAL PRICE	
39	7030-108-A-3	Removal of Driveway	35	SY	\$ 5.50	\$ 192.50	\$ 50.00	\$ 1,750.00	\$ 20.00	\$ 700.00	\$ 20.00	\$ 700.00	\$ 32.00	\$ 1,120.00	\$ 23.85	\$ 834.75	\$ 34.00	\$ 1,190.00			
40	7030-108-E-0	PCC, Sidewalk, 4" (Thickness)	140	SY	\$ 55.00	\$ 7,700.00	\$ 70.00	\$ 9,800.00	\$ 70.00	\$ 9,800.00	\$ 75.00	\$ 10,500.00	\$ 62.00	\$ 8,680.00	\$ 61.00	\$ 8,540.00	\$ 62.00	\$ 8,680.00			
41	7030-108-H-1	Driveway, Paved, PCC, 6" (Thickness)	72.78	SY	\$ 65.00	\$ 4,730.70	\$ 75.00	\$ 5,458.50	\$ 85.00	\$ 6,186.30	\$ 88.00	\$ 6,404.64	\$ 80.00	\$ 5,822.40	\$ 89.50	\$ 6,513.81	\$ 73.00	\$ 5,312.94			
42	7030-108-H-1	Driveway, Paved, HMA, 6" (Thickness)	46.56	SY	\$ 120.00	\$ 5,587.20	\$ 50.00	\$ 2,328.00	\$ 90.00	\$ 4,190.40	\$ 85.00	\$ 3,957.60	\$ 81.50	\$ 3,794.64	\$ 88.00	\$ 4,097.28	\$ 79.00	\$ 3,678.24			
Division 7040 - Pavement Rehabilitation						Sub Total	\$ 18,980.40	Sub Total	\$ 21,086.50	Sub Total	\$ 22,276.70	Sub Total	\$ 22,962.24	Sub Total	\$ 20,537.04	Sub Total	\$ 20,825.84	Sub Total	\$ 20,821.18		
43	7040-108-H-0	Pavement - Removal	890	SY	\$ 8.00	\$ 7,120.00	\$ 8.00	\$ 7,120.00	\$ 11.00	\$ 9,790.00	\$ 6.00	\$ 5,340.00	\$ 6.00	\$ 5,340.00	\$ 8.85	\$ 7,876.50	\$ 11.00	\$ 9,790.00			
44	7040-108-M-0	Removal and Salvage - Historic Brick Paver	850	SY	\$ 25.00	\$ 21,250.00	\$ 5.00	\$ 4,250.00	\$ 4.50	\$ 3,825.00	\$ 30.00	\$ 25,500.00	\$ 12.00	\$ 10,200.00	\$ 10.50	\$ 8,925.00	\$ 22.00	\$ 18,700.00			
Division 7080 - Permeable Concrete Block Pavers						Sub Total	\$ 28,370.00	Sub Total	\$ 11,370.00	Sub Total	\$ 13,615.00	Sub Total	\$ 30,840.00	Sub Total	\$ 15,540.00	Sub Total	\$ 16,801.50	Sub Total	\$ 28,490.00		
45	7080-108-B-0	Engineering Fabric	1090	SY	\$ 8.00	\$ 8,720.00	\$ 1.75	\$ 1,907.50	\$ 4.70	\$ 5,123.00	\$ 7.00	\$ 7,630.00	\$ 3.50	\$ 3,815.00	\$ 1.65	\$ 1,798.50	\$ 4.00	\$ 4,360.00			
Division 9010 - Seeding						Sub Total	\$ 8,720.00	Sub Total	\$ 1,907.50	Sub Total	\$ 5,123.00	Sub Total	\$ 7,630.00	Sub Total	\$ 3,815.00	Sub Total	\$ 1,798.50	Sub Total	\$ 4,360.00		
46	9010-108-B-0	Hydraulic - Seeding, Fertilizing, and Mulching, Type 1, by SF	5580	SF	\$ 1.75	\$ 9,765.00	\$ 0.45	\$ 2,511.00	\$ 0.50	\$ 2,790.00	\$ 0.45	\$ 2,511.00	\$ 0.50	\$ 2,790.00	\$ 1.15	\$ 6,417.00	\$ 0.45	\$ 2,511.00			
Division 9040 - Erosion and Sediment Control						Sub Total	\$ 9,765.00	Sub Total	\$ 2,511.00	Sub Total	\$ 2,790.00	Sub Total	\$ 2,511.00	Sub Total	\$ 2,790.00	Sub Total	\$ 6,417.00	Sub Total	\$ 2,511.00		
47	9040-108-E-0	Temporary Rolled Erosion Control Products (RECP), by SF	476.67	SF	\$ 5.00	\$ 2,383.35	\$ 1.10	\$ 524.34	\$ 1.25	\$ 595.84	\$ 1.00	\$ 476.67	\$ 1.25	\$ 595.84	\$ 2.35	\$ 1,120.17	\$ 1.25	\$ 595.84			
48	9040-108-T-1	Inlet Protection Device, Installation	4	EA	\$ 200.00	\$ 800.00	\$ 200.00	\$ 800.00	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ 200.00	\$ 800.00	\$ 100.00	\$ 400.00	\$ 220.00	\$ 880.00			
49	9040-108-T-2	Inlet Protection Device, Maintenance	8	EA	\$ 100.00	\$ 800.00	\$ 25.00	\$ 200.00	\$ 30.00	\$ 240.00	\$ 50.00	\$ 400.00	\$ 25.00	\$ 200.00	\$ 50.00	\$ 400.00	\$ 27.50	\$ 220.00			
Division 9072 - Combined Concrete Sidewalk and Retaining Wall						Sub Total	\$ 3,983.35	Sub Total	\$ 1,524.34	Sub Total	\$ 1,835.84	Sub Total	\$ 1,876.67	Sub Total	\$ 1,595.84	Sub Total	\$ 1,920.17	Sub Total	\$ 1,695.84		
50	9072-108-A-1	Combined Concrete Sidewalk and Retaining Wall, Type A	15.5	CY	\$ 400.00	\$ 6,200.00	\$ 485.00	\$ 7,517.50	\$ 1,000.00	\$ 15,500.00	\$ 420.00	\$ 6,510.00	\$ 545.00	\$ 8,447.50	\$ 1,025.00	\$ 15,887.50	\$ 1,800.00	\$ 27,900.00			
Division 9080 - Concrete Steps, Handrails, and Safety Rail						Sub Total	\$ 6,200.00	Sub Total	\$ 7,517.50	Sub Total	\$ 15,500.00	Sub Total	\$ 6,510.00	Sub Total	\$ 8,447.50	Sub Total	\$ 15,887.50	Sub Total	\$ 27,900.00		
51	9080-108-A-1	Concrete Steps, Type A	135	SF	\$ 80.00	\$ 10,800.00	\$ 60.00	\$ 8,100.00	\$ 41.00	\$ 5,535.00	\$ 60.00	\$ 8,100.00	\$ 60.00	\$ 8,100.00	\$ 77.00	\$ 10,395.00	\$ 95.00	\$ 12,825.00			
52	9080-108-B-0	Handrail	35	LF	\$ 125.00	\$ 4,375.00	\$ 148.00	\$ 5,180.00	\$ 110.00	\$ 3,850.00	\$ 150.00	\$ 5,250.00	\$ 150.00	\$ 5,250.00	\$ 142.00	\$ 4,970.00	\$ 335.00	\$ 11,725.00			
Division 11,010 - Construction Survey						Sub Total	\$ 15,175.00	Sub Total	\$ 13,280.00	Sub Total	\$ 9,385.00	Sub Total	\$ 13,350.00	Sub Total	\$ 13,350.00	Sub Total	\$ 15,365.00	Sub Total	\$ 24,550.00		
53	11010-108-B-0	Monument Preservation and Replacement	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 500.00	\$ 500.00	\$ 3,700.00	\$ 3,700.00	\$ 3,500.00	\$ 3,500.00	\$ 1,000.00	\$ 1,000.00	\$ 565.00	\$ 565.00	\$ 3,500.00	\$ 3,500.00			
Division 11,020 - Mobilization						Sub Total	\$ 1,200.00	Sub Total	\$ 500.00	Sub Total	\$ 3,700.00	Sub Total	\$ 3,500.00	Sub Total	\$ 1,000.00	Sub Total	\$ 565.00	Sub Total	\$ 3,500.00		
54	11020-108-A-0	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 65,000.00	\$ 65,000.00	\$ 28,000.00	\$ 28,000.00	\$ 50,000.00	\$ 50,000.00	\$ 45,000.00	\$ 45,000.00	\$ 30,000.00	\$ 30,000.00	\$ 45,000.00	\$ 45,000.00			
Division 11,030 - Temporary Services During Construction						Sub Total	\$ 20,000.00	Sub Total	\$ 65,000.00	Sub Total	\$ 28,000.00	Sub Total	\$ 50,000.00	Sub Total	\$ 45,000.00	Sub Total	\$ 30,000.00	Sub Total	\$ 45,000.00		
55	11030-108-A-0	Maintenance of Postal Service	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,325.00	\$ 1,325.00	\$ 2,000.00	\$ 2,000.00			
56	11030-108-B-0	Maintenance of Solid Waste Collection	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 3,400.00	\$ 3,400.00	\$ 950.00	\$ 950.00	\$ 2,000.00	\$ 2,000.00			
Division 11,040 - Temporary Sidewalk Access						Sub Total	\$ 4,000.00	Sub Total	\$ 1,500.00	Sub Total	\$ 4,500.00	Sub Total	\$ 3,000.00	Sub Total	\$ 5,400.00	Sub Total	\$ 2,275.00	Sub Total	\$ 4,000.00		
57	11040-108-A-0	Temporary Pedestrian Residential Access	500	SY	\$ 20.00	\$ 10,000.00	\$ 5.00	\$ 2,500.00	\$ 9.00	\$ 4,500.00	\$ 8.00	\$ 4,000.00	\$ 10.00	\$ 5,000.00	\$ 17.00	\$ 8,500.00	\$ 45.00	\$ 22,500.00			
Division 11,050 - Concrete Washout						Sub Total	\$ 10,000.00	Sub Total	\$ 2,500.00	Sub Total	\$ 4,500.00	Sub Total	\$ 4,000.00	Sub Total	\$ 5,000.00	Sub Total	\$ 8,500.00	Sub Total	\$ 22,500.00		
58	11050-108-A-0	Concrete Washout	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,250.00	\$ 1,250.00	\$ 775.00	\$ 775.00	\$ 1,500.00	\$ 1,500.00			
Special Provisions - Non-Standard Project Items						Sub Total	\$ 500.00	Sub Total	\$ 500.00	Sub Total	\$ 1,000.00	Sub Total	\$ 1,000.00	Sub Total	\$ 1,250.00	Sub Total	\$ 775.00	Sub Total	\$ 1,500.00		
59	SP	Temporary Access Vehicles	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00	\$ 4,600.00	\$ 4,600.00	\$ 15,000.00	\$ 15,000.00	\$ 11,500.00	\$ 11,500.00	\$ 19,000.00	\$ 19,000.00	\$ 3,500.00	\$ 3,500.00			
60	SP	Water Service Pipe, Trenchless, Copper, 3/4"	80	LF	\$ 100.00	\$ 8,000.00	\$ 125.00	\$ 10,000.00	\$ 99.00	\$ 7,920.00	\$ 65.00	\$ 5,200.00	\$ 86.00	\$ 6,880.00	\$ 44.00	\$ 3,520.00	\$ 225.00	\$ 18,000.00			
61	SP	Water Service - Type M Hard Copper	50	LF	\$ 20.00	\$ 1,000.00	\$ 100.00	\$ 5,000.00	\$ 15.00	\$ 750.00	\$ 83.00	\$ 4,150.00	\$ 85.00	\$ 4,250.00	\$ 92.00	\$ 4,600.00	\$ 20.00	\$ 1,000.00			
62	SP	3/4-Inch Ball Valve	10	EA	\$ 200.00	\$ 2,000.00	\$ 150.00	\$ 1,500.00	\$ 150.00	\$ 1,500.00	\$ 75.00	\$ 750.00	\$ 440.00	\$ 4,400.00	\$ 465.00	\$ 4,650.00	\$ 75.00	\$ 750.00			
63	SP	3/4-Inch Strainer	5	EA	\$ 175.00	\$ 875.00	\$ 250.00	\$ 1,250.00	\$ 210.00	\$ 1,050.00	\$ 200.00	\$ 1,000.00	\$ 1,065.00	\$ 5,325.00	\$ 1,150.00	\$ 5,750.00	\$ 125.00	\$ 625.00			
64	SP	3/4-Inch Pressure Regulator	5	EA	\$ 500.00	\$ 2,500.00	\$ 400.00	\$ 2,000.00	\$ 450.00	\$ 2,250.00	\$ 500.00	\$ 2,500.00	\$ 1,100.00	\$ 5,500.00	\$ 1,200.00	\$ 6,000.00	\$ 450.00	\$ 2,250.00			
65	SP	3/4-Inch Dual Check Valve	5	EA	\$ 150.00	\$ 750.00	\$ 500.00	\$ 2,500.00	\$ 280.00	\$ 1,400.00	\$ 425.00	\$ 2,125.00	\$ 945.00	\$ 4,725.00	\$ 1,050.00	\$ 5,250.00	\$ 325.00	\$ 1,625.00			
66	SP	Thermal Expansion Tank	5	EA	\$ 250.00	\$ 1,250.00	\$ 350.00	\$ 1,750.00	\$ 380.00	\$ 1,900.00	\$ 250.00	\$ 1,250.00	\$ 1,960.00	\$ 9,800.00	\$ 2,100.00	\$ 10,500.00	\$ 225.00	\$ 1,125.00			
67	SP	Lead Water Service Replacement	195	LF	\$ 100.00	\$ 19,500.00	\$ 100.00	\$ 19,500.00	\$ 98.00	\$ 19,110.00	\$ 135.00	\$ 26,325.00	\$ 75.00	\$ 14,625.00	\$ 35.00	\$ 6,825.00	\$ 95.00	\$ 18,525.00			
68	SP	Temporary Riser Pipe Water Connection	1	EACH	\$ 425.00	\$ 425.00	\$ 3,500.00	\$ 3,500.00	\$ 2,700.00	\$ 2,700.00	\$ 4,800.00	\$ 4,800.00	\$ 3,600.00	\$ 3,600.00	\$ 1,600.00	\$ 1,600.00	\$ 2,200.00	\$ 2,200.00			
69	SP	2" TEMPORARY WATER MAIN	300	LF	\$ 14.00	\$ 4,200.00	\$ 53.00	\$ 15,900.00	\$ 20.00	\$ 6,000.00	\$ 30.00	\$ 9,000.00	\$ 27.00	\$ 8,100.00	\$ 25.25	\$ 7,575.00	\$ 32.00	\$ 9,600.00			
70	SP	3/4" TEMPORARY WATER SERVICE – SPIGOT	6	EA	\$ 325.00	\$ 1,950.00	\$ 365.00	\$ 2,190.00	\$ 340.00	\$ 2,040.00	\$ 350.00	\$ 2,100.00	\$ 3,000.00	\$ 18,000.00	\$ 3,300.00	\$ 19,800.00	\$ 300.00	\$ 1,800.00			
71	SP	3/4" TEMPORARY WATER SERVICE – EXCAVATION	1	EA	\$ 750.00	\$ 750.00	\$ 1,195.00	\$ 1,195.00	\$ 1,400.00	\$ 1,400.00	\$ 3,000.00	\$ 3,000.00	\$ 3,625.00	\$ 3,625.00	\$ 12,000.00						

**City of Dubuque
City Council**

ACTION ITEMS # 2.

ITEM TITLE:	Request for City Council Ratification of Teamsters Local 120, Bus Operators, July 1, 2025 Collective Bargaining Agreement (CBA)
SUMMARY:	City Manager recommending City Council ratification of the City of Dubuque/Teamsters Local 120 Bus Operators (BU-1158) Collective Bargaining Agreement to become effective July 1, 2025.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Memo Request for execution to ratify Teamsters Local 120 Bus Operators BU-1158 CBA 7-1-25 thru 6-30-30
3. Teamsters Local 120 Bus Operators June 30 2025 CBA (Partially Executed) needs Mayor's signature
4. Teamsters Local 120 Bus Operators June 30 2025 CBA Signature Page (Partially executed)

TO: The Honorable Mayor and City Council Members

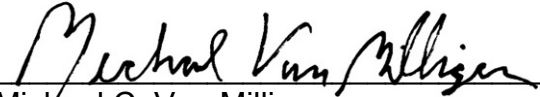
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Request for City Council Ratification of Teamsters Local 120, Bus Operators, July 1, 2025 Collective Bargaining Agreement (CBA)

DATE: April 4, 2025

Chief Human Resources Officer Shelley Stickfort is recommending City Council ratification of the City of Dubuque/Teamsters Local 120 Bus Operators (BU-1158) Collective Bargaining Agreement to become effective July 1, 2025.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Shelley Stickfort, Human Resources Director

TO: Mike Van Milligen, City Manager

FROM: Shelley M. Stickfort, Chief Human Resources Officer

DATE: March 31, 2025

RE: Request for City Council Ratification of Teamsters Local 120, Bus Operators, July 1, 2025 Collective Bargaining Agreement (CBA)

Consistent with the provisions of Iowa Code Chapter 20 “Public Employment Relations (Collective Bargaining)” and as directed by the City Council, the City of Dubuque’s bargaining team engaged in a collective bargaining process with the Teamsters Local 120, Bus Operators (BU-1158) and reached a tentative agreement on or about February 14, 2025. The City received notice on or about March 2, 2025 that the Teamsters Local 120 Bus Operators, through a membership vote, ratified the tentative agreement.

A Brief Overview Summary of the Changes from the Contract Ending June 30, 2025 includes:

- A. **In General:** Wordsmithing to ensure inclusive and neutral language, updating to current representative, department, or title references, subject/verb agreement, updating to current statutory language, formatting, and article re-ordering and renaming for a logical flow.
- B. **Added Definitions Section for Pay and Statuses**
- C. **Article 7 Bereavement Leave:** formerly known as Funeral Leave; Added mother, father, and grandchild to the provision allowing for up to five consecutive workdays.
- D. **Article 8 Sick Leave:** Increased family caregiving leave maximum to 96 hours (up from 40 hours).
- E. **Article 15 Vacations:** Incorporates the language from the Second Amendment (March 4, 2024) to the prior contract
- F. **Article 17 Longevity:** Added regular, part-time employees with an FTE of 0.15 or greater to the longevity schedule.
- G. **Article 16 Holidays:** Added Juneteenth for part-time employees and incorporated the First Amendment (June 5, 2023) to the prior contract.
- H. **Article 20 Overtime:** Added a process for offering overtime for open hours not filled by part-time staff by seniority
- I. **Article 21 Training:** Training pay increased to \$5.00 per hour (up from \$3.75).
- J. **Article 24 Wage Plan:** Added Appendix A for FY26 which incorporates the Classification and Compensation recommended expansion of steps from three to

six with targeted, aggregate increase of 3.25%. Then annual increases the first full pay period after July 1st each year as follows:

FY 27: 3% ATB

FY 28: 3% ATB

FY 29: 2.75% ATB

FY 30: 2.75% ATB

- K. **Article 25 Part-Time Employees:** Added Longevity for PT employees with an FTE of 0.15 or greater
- L. **Article 27 Run Picks:** Revised run-pick process to require employees to work at least 600 hours before qualifying for run-pick selections.
- M. **Article 32 Duration:** Five-year Agreement (July 1, 2025 through June 30, 2030).
- N. **Added Appendix A Wage Plan:** Provides for the base rate of pay by
 - a. Expanding the steps for CBA positions from 3 to 6 FY26. T
 - b. The Interval and target increase for each step is consistent with Classification and Compensation Study Recommendation and represents an aggregate increase of 3.25% for FY26.

I respectfully request your support in this request and recommendation that the City votes to ratify the Tentative Agreement ratified by the Teamsters Local 120 Bus Operators union.

Attachments: Partially executed CBA (signature page 29)

AGREEMENT

BETWEEN

THE CITY OF DUBUQUE, IOWA

AND

TEAMSTERS LOCAL UNION NO. 120
BUS OPERATORS

July 1, 2025 through JUNE 30, 2030

PREAMBLE

This Agreement is made and entered into by and between the City of Dubuque, Iowa (hereafter called the City) and the Teamsters Local Union No. 120 (hereafter called the Union) and between the City and the Union on behalf of the employees in the Bargaining unit, recognized and described under Article I, RECOGNITION, of this Agreement.

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DEFINITIONS SECTION

Full-time Employee: An employee who serves in a position that is a 1.0 full-time equivalent (FTE).

Part-time Employee: An employee who serves in a position that is less than a 1.0 full-time equivalent (FTE). A part-time employee does not include temporary, seasonal, or other limited term employees.

Base Pay (or Base Wage Rate): An employee's base pay (or base wage rate) is the employee's hourly rate of pay as is reflected on the wage plan represented in Appendix A or the Wages Article of this Agreement, and excluding any additional payments such as overtime, longevity, shift premiums, and other wage augments.

Regular Pay (or Regular Rate): An employee's regular pay (or regular rate) is the employee's hourly base rate of pay on the wage plan represented in Appendix A or the Wages Article of this Agreement, inclusive of additional payments provided for under this Agreement such as longevity, shift premiums, and other wage augments.

ARTICLE 1 RECOGNITION

The City recognizes the Teamsters Local Union No. 120, certified by the Public Employment Relations Board in Case No. 7039 (April 5, 2005) as the exclusive bargaining representative for the following employees of the City of Dubuque: Bus Operators (full-time and part-time).

ARTICLE 2 GENERAL CONDITIONS

A. Public Employer Rights

Public employers shall have, when not in conflict with other provisions of this Agreement, in addition to all powers, duties, and rights established by constitutional provision, statute, ordinance, charter or special act, the exclusive power, duty, and the right to:

1. Direct the work of its public employees.
2. Hire, evaluate, promote, demote, transfer, assign, and retain public employees in positions within the public agency.
3. Suspend or discharge public employees for proper cause.
4. Relieve public employees from duties because of lack of work or for other legitimate reasons.

5. Maintain the efficiency of governmental operations.
6. Determine and implement methods, means, assignments and personnel by which the public employer's operations are to be conducted.
7. Take such actions as may be necessary to carry out the mission of the public employer.
8. Initiate, prepare, certify, and administer its budget.
9. Exercise all powers and duties granted to the public employer by law.

B. Public Employee Rights

Public employees shall have the right to:

1. Organize, or form, join, or assist any employee organization.
2. Negotiate collectively through representatives of their own choosing.
3. Engage in other concerted activities for the purpose of collective bargaining or other mutual aid or protection insofar as any such activity is not prohibited by the Public Employment Relations Act or any law of the State.
4. Refuse to join or participate in the activities of employee organizations, including the payment of any dues, fees, or assessments or service fees of any type.

Any disagreement involving the interpretation or application of this Article shall not be subject to the grievance procedure of this Agreement.

ARTICLE 3 STRIKES PROHIBITED

It shall be unlawful for any public employee or any employee organization, directly or indirectly, to induce, instigate, encourage, authorize, ratify, or participate in a strike against any public employer.

It shall be unlawful for any public employer to authorize, consent to, or condone a strike; or to pay or agree to pay any public employee for any day in which the employee participates in a strike; or to pay any increase in compensation or benefits to any public employee in response to or as a result of any strike or any act which violates the first paragraph of this Article.

Any other provisions as stipulated in the Public Employment Relations Act, Chapter 20, Code of Iowa, shall be applicable.

ARTICLE 4 UNION NEGOTIATING COMMITTEE

Members of the Negotiating Committee shall be paid their regular rate of pay when they participate in negotiating meetings during their regular scheduled workday. The total number of employees, including part-time employees, eligible for payment shall be limited to four (4). No payment shall be made to any employee when the employee negotiates outside of the employee's regular work hours. Part-time employees who are members of the Negotiating Committee shall be paid their regular rate of pay when they participate in a negotiating meeting for the time they spend in the negotiating meeting on a scheduled workday. Payment shall not exceed eight (8) hours per workday for part-time employees.

ARTICLE 5 PAYDAY

Pay day shall be every other Friday. If the payday is an observed holiday, the payday shall be the day before the holiday.

ARTICLE 6 UNPAID LEAVE OF ABSENCE

A leave of absence without pay may be granted by the City Manager upon the recommendation of the Chief Human Resources Officer or designee and the department manager. An employee desiring a leave of absence without pay shall submit a request in writing to the department manager at least two (2) weeks in advance of when such leave is to begin. Said request shall contain a statement as to the reason(s) for the desired leave, the date when the leave is to begin, and the date of return to duty. Denial of a request for a leave of absence without pay or the reason(s) therefore shall not be a subject for the grievance procedure of this Agreement. Failure to return to work at the end of a leave shall constitute cause for dismissal. It is understood that a leave of absence without pay shall not be used for the purpose of accepting employment elsewhere. An employee accepting such employment shall be terminated. An employee may be required to take a physical examination before being allowed to return to work after a leave of absence without pay. An employee granted a leave of absence without pay, upon completion of said leave, shall be returned to the same position and the same pay step corresponding to the classification occupied at the time the leave began. Except as provided in the Family and Medical Leave Act, during a leave of absence without pay, the employee shall continue to accrue seniority, but shall not accrue or receive any other privileges, benefits, or pay granted by this Agreement.

ARTICLE 7 BEREAVEMENT LEAVE

Upon approval of the department manager all full-time employees may be granted bereavement leave with pay according to the following schedule:

- Death of an employee's spouse, child or stepchild, parent, grandchild: Seven (7) calendar days with a maximum of five (5) consecutive workdays.

- Death of other members of the employee's immediate family. Relationships which are considered as other members of the employee's immediate family are mother-in-law, father-in-law, stepmother, stepfather, legal guardian, grandmother, grandfather, sister, sister-in-law, brother, and brother-in-law.

In the event the employee is the person responsible for making arrangements for the funeral and attending same, a period of time from when the death occurs until the day following the funeral, but not to exceed three (3) consecutive workdays may be allowed.

In the event the employee is not the person responsible for making arrangements for the funeral, two (2) workdays shall be granted for the purpose of attending the funeral, provided the funeral is held on a scheduled workday of the employee. If the day of the funeral is not a scheduled workday of the employee, one (1) workday shall be granted.

- An employee may be granted one (1) workday of bereavement leave to attend the funeral of the employee's aunt or uncle. If the day of the funeral is not a scheduled workday, no funeral leave shall be granted.

Upon approval of the department manager, part-time employees may be granted bereavement leave with pay according to the above schedule. Part-time employees shall not be eligible for paid bereavement leave on a day when they are not scheduled to work. One (1) day of bereavement leave for part-time employees shall equal six (6) hours at their base rate of pay.

It is recognized that a death of a person other than the relationships listed above could warrant consideration for bereavement leave.

In this event the employee should make known the situation to the department manager involved.

The department manager may exercise administrative approval consistent with the intent of this bereavement leave provision.

The department manager will document the administrative approval by written notice to the Human Resources Department and Payroll Division of the Finance Department.

ARTICLE 8 SICK LEAVE

Section 1

It is the purpose of this sick leave provision to protect the employee from financial loss during an absence from work on account of illness or injury of the employee. Sick leave with pay may be granted for illness or injury of the employee, including service-connected illness or injury, in accordance with the following provisions. An employee who incurs an illness or injury while employed by another employer or doing contract work for pay shall not be entitled to sick leave benefits.

Section 2

Sick leave shall be administered as follows:

All absences from work chargeable against sick leave shall be reported to the employee's supervisor not later than thirty (30) minutes prior to the start of work on the day of absence. Failure to do so shall result in the loss of sick leave payment. No employee shall receive compensation by reason of sick leave benefits until the employee has completed and returned to the employee's supervisor a sick leave request form and the supervisor has certified the cause of the absence for which sick leave benefits are requested.

The City reserves the right at any time to require proof of illness or injury. Proof of illness or injury shall include, but is not limited to, a certificate signed by a physician which states the extent and nature of the illness or injury and states that the employee was incapacitated for work for the period of the employee's absence. The statement shall also indicate that the employee is physically able to perform all of the essential functions of the employee's position. Failure to provide a physician's certificate containing the above information shall result in the loss of sick leave payment. The cost of the physician's certificate shall be borne by the employee.

The City may require a medical examination, performed by a physician selected by the City, to determine the eligibility of an employee to remain on sick leave or return to work. Said examination shall be paid by the City.

Abuse of sick leave or fraudulent use of sick leave shall be cause for disciplinary action. It is the responsibility of the employee to keep the employee's supervisor informed each day of absence chargeable to sick leave.

Section 3

Sick leave shall accrue at the rate of one (1) day, up to eight (8) hours per month (3.6923 hours biweekly) of continuous service. The term month as used in this section shall mean calendar month.

An employee shall start to accrue sick leave from the employee's date of appointment to a full-time position and shall be eligible for sick leave after two (2) months of continuous service.

Sick leave shall be paid to the employee at the employee's regular rate of pay predicated on an eight (8) hour workday. Employees shall be charged one (1) sick day eight (8) hours for every day of absence.

It is understood that sick leave shall not be paid to an employee who is on the employee's regular day off.

An employee who is on a paid leave due to an injury or illness shall accrue sick leave for a period not to exceed thirty (30) calendar days following the date of injury or illness.

Section 4

Any unused portion of sick leave shall accumulate from fiscal year to fiscal year to a maximum of one hundred twenty (120) workdays or nine hundred and sixty (960) hours whichever is less. Accrual of sick leave shall terminate upon discharge, resignation, retirement, layoff or death of the employee.

Section 5 – Family Caregiving Leave

In the event of illness or injury of the employee's family member, defined as the employee's spouse or the employee's minor child, the employee may use up to twelve (12) sick leave days or ninety-six (96) hours, whichever is less, per calendar year, from the employee's sick leave account balance to make necessary arrangements for the care of or to provide care for the employee's spouse or minor child(ren) who are sick or injured.

If an employee has no accrued sick leave balance, the employee is not eligible to use family caregiving leave.

Section 6 – Sick Leave Payout Upon Retirement

Upon retirement or death, an employee or the employee's beneficiary shall be paid for fifty percent (50%) of accumulated sick leave over sixty (60) days computed using the average base wage only for the ten (10) continuous years of service prior to retirement.

Example:

120 sick days (maximum)

-60 sick days

60 sick days

60 days X 50% = 30 sick days

30 sick days x the average base wage for the ten (10) years of continuous service prior to retirement.

In order for a retiring employee to be eligible for such payment, an employee must be sixty-two (62) years of age or older or must be eligible, immediately upon retirement, to begin receiving pension payments from the Iowa Public Employment Retirement System.

ARTICLE 9 INJURY LEAVE

Section 1

When an employee of the City sustains a personal injury or illness arising out of and in the course of the employee's employment, the employee may, for the first three (3) working days of total disability following the injury, use earned and unused sick leave credits. Beginning on the fourth calendar day of total disability following the day of injury or illness the employee may receive in addition to the Worker's Compensation benefits a sum which together with said Worker's Compensation benefits will equal one hundred percent (100%) of the employee's base rate of pay.

The difference between Worker's Compensation benefits and the full one hundred percent (100%) base rate of pay shall be deducted from the earned and unused sick leave credits of the employee. Upon expiration of an employee's accumulated and unused sick leave credits the employee shall be entitled only to the benefits under the Iowa Worker's Compensation Law.

Section 2

An employee who is physically able to and fails to report within twenty-four (24) hours any injury or illness, however minor, to the employee's supervisor and to take such first aid or medical treatment as may be necessary shall not be eligible for the injury leave policy outlined above.

ARTICLE 10 PREGNANCY LEAVE

An employee's pregnancy, childbirth, or related medical condition may be regarded as a temporary disability. The commencement and duration of leave, availability of extensions, accrual of seniority, and other benefits and privileges of the employee's employment, shall be applied to a disability due to the employee's pregnancy, childbirth, or related medical condition on the same terms and conditions as they are applied to other temporary disabilities. Sick leave benefits, to the extent of the employee's accumulated sick leave, shall be utilized for the period that the employee is disabled because of the employee's pregnancy, childbirth, or related medical condition. The employee shall use all other available paid leaves (such as vacation, compensatory time, and personal leave time) before an unpaid leave of absence may be granted.

All unpaid leaves of absence are subject to the provisions of Article 6, UNPAID LEAVE OF ABSENCE, of this Agreement. The employee is responsible for providing timely notice of the period of leave requested.

The City reserves the right to require medical certification verifying the employee is not reasonably able to perform the essential functions of their position.

ARTICLE 11 JURY DUTY

Employees required to report for jury duty shall be paid the difference, if any, between the compensation received for jury duty and their wage for each day of jury duty for which the employee is scheduled to work. Mileage and meal allowance received by the employee shall not be deducted from the employee's wage. Normally this is processed by having the employee submit the employee's jury duty compensation, excluding expense reimbursement, to the Finance Department in exchange for the employee's pay.

An employee who reports for jury duty and is excused shall report immediately to the employee's supervisor. An employee who is on vacation and is required to report for jury duty shall be permitted to reschedule the employee's vacation.

Part-time employees are subject to the terms of this article, except that part-time employees shall not be eligible for any pay if they are not scheduled to work on the day(s) they are required to report for jury duty. Part-time employees who are required to report for jury duty on a day(s) they are scheduled to work shall receive pay only for the hours they would have worked had they not been required to report for jury duty.

ARTICLE 12 SENIORITY

Section 1

All employees shall serve a trial period of at least six (6) months. After completing six (6) months of continuous service in a full-time position, the employee shall have established seniority and the

employee's seniority date shall be retroactive to the most recent date of employment in a full-time position covered by this Agreement.

For purposes of computing benefits (e.g., sick leave accrual, vacation accrual), length of continuous service shall relate to an employee's most recent date of employment in a full-time position with the City of Dubuque .

The Union shall not assert or present any grievance or appeal on behalf of an employee because of any matter or occurrence whatsoever falling within the trial period.

Section 2

Employees covered by Civil Service shall be laid off in accordance with Chapter 400, Code of Iowa. If an employee is recalled from layoff after being laid off over thirty (30) calendar days, the employee may be requested to undergo a medical examination and shall be subject to the existing conditions of employment. Except as otherwise provided by law, if an employee is recalled within one (1) year following the effective date of the layoff, the employee's length of continuous service shall be retroactive to the employee's most recent date of employment in a full-time position.

Employees who are not recalled within one (1) year following the effective date of the layoff shall be terminated. During layoff, employees shall not accrue or receive any of the privileges, benefits, or pay granted by this Agreement.

Section 2

An employee's seniority and employment relationship with the City shall be broken and terminated for the following reasons, which is not an inclusive list:

Resignation

Discharge

Death

Retirement

Being absent from work without authorization for a period of three (3) consecutive workday

Being laid off for a period of one (1) year without being recalled to the employee's last held position

If, after layoff, the employee fails to report for work within five (5) workdays after the date the certified recall letter was mailed notifying the employee to report for work

ARTICLE 13 PERSONAL LEAVE TIME

Section 1 – Full-time Employees

A. Considerations

1. Full-time employees shall be provided sixteen (16) hours with pay at their base rate of pay per fiscal year to be scheduled by the employee's department manager.
2. Approving or disapproving the employee's requested time for personal leave hours shall be at the sole discretion of the employee's department manager or an authorized representative.

3. The employee's request for a specific date and time shall be given maximum consideration consistent with the conditions set forth below under B, but final approval is subject to item A. 2. above and denial of the employee's requested date is not a proper subject for a grievance.
4. Exception to item A.3. above would only be considered as a proper subject for a grievance if the employee alleges that a requested date was disapproved because of arbitrary, capricious, or personal prejudice on the part of the approving authority.
5. The Union and all its members recognize that approval or disapproval of a specific day must consider the efficient level of service due the general public.

B. Conditions

1. The sixteen (16) hours of personal leave time may be taken anytime during each year of the contract period subject to the provisions of this Article.
2. A new employee must have completed at least four (4) calendar months of the trial period in order to be eligible for personal leave time.
3. Under no circumstances shall pay be requested or approved in lieu of the personal leave time with pay.
4. Once a day has been approved for an employee's personal leave time, it may not be rescheduled except under the most extenuating circumstances; however, it is understood and agreed that the right to cancel and reschedule an employee's personal leave time is reserved by the department manager or the department manager's representative when such extenuating circumstances exist.

Section 2 Part-Time Employees

Part-time employees shall receive eighteen (18) hours of personal leave time with pay per fiscal year at their base rate of pay. Except as otherwise provided in this Section, part-time employees shall be subject to the terms of this Article.

ARTICLE 14 PAID PARENTAL LEAVE

Section 1 - Purpose/Objective

The City of Dubuque will provide up to nine (9) weeks of paid parental leave to employees following the birth of an employee's child or the placement of a child with an employee in connection with adoption or foster-to-adopt care. The purpose of paid parental leave is to enable

the employee to care for and bond with a new child. This policy will run concurrently with Family and Medical Leave Act (FMLA) leave, as applicable.

Section 2 - Eligibility

Eligible employees must meet the following criteria:

- Have been employed with the City of Dubuque for at least 12 months (the 12 months do not need to be consecutive);
- Have worked at least 1,250 hours during the 12 consecutive months immediately preceding the date the leave would begin; and
- Be a full-time or part-time regular employee. Temporary or seasonal employees and interns are not eligible for this benefit.

In addition, employees must meet one of the following criteria:

- Have given birth to a child;
- Be a spouse or committed partner of a person who has given birth to a child; or
- Have adopted a child or been placed with a foster-to-adopt child (in either case, the child must be age 17 or younger). The adoption of a new spouse's child is excluded from this policy.

Section 3 - Amount, Time Frame, and Duration of Paid Parental Leave

- Eligible employees will receive a maximum of nine (9) weeks of paid parental leave under this policy. The fact that a multiple birth, adoption or placement occurs (e.g., the birth of twins or adoption of siblings) does not increase the up to nine-week total amount of paid parental leave granted for that event. In addition, in no case will an employee receive more than nine weeks of paid parental leave in a rolling 12-month period, regardless of whether more than one birth, adoption, or foster-to-adopt care placement event occurs within that 12-month time frame.
- Each week of paid parental leave is compensated at 100 percent of the employee's base rate of pay. Paid parental leave will be paid on a biweekly basis on regularly scheduled pay dates.
- Approved paid parental leave may be taken at any time during the twelve-month period immediately following the birth, adoption, or placement of a child with the employee. Paid parental leave may not be used or extended beyond this twelve-month time frame.
- In the event an employee who themselves has given birth, the nine (9) weeks of paid parental leave will commence at the conclusion of any short-term disability leave/benefit provided to the employee for the employee's own medical recovery following childbirth.

- Employees must take paid parental leave in one continuous period of leave and must use all paid parental leave during the twelve-month time frame indicated above. Any unused paid parental leave will be forfeited at the end of the twelve-month time frame.
- Upon termination of the individual's employment at the City, the employee will not be paid for any unused paid parental leave for which the employee was eligible.

Section 4 - Coordination with Other Policies

- Paid parental leave taken under this policy will run concurrently with leave under the FMLA; thus, any leave taken under this policy that falls under the definition of circumstances qualifying for leave due to the birth or placement of a child due to adoption, or foster to adopt, the leave will be counted toward the 12 weeks of available FMLA leave per 12-month period. All other requirements and provisions under the FMLA will apply. In no case will the total amount of leave—whether paid or unpaid—granted to the employee under the FMLA exceed 12 weeks during the 12-month FMLA period. Please refer to the Family and Medical Leave Policy for further guidance on the FMLA.
- After the paid parental leave (and any short-term disability leave for employees giving birth) is exhausted, the balance of FMLA leave (if applicable) may be compensated through employee accrued sick, vacation and personal time. Upon exhaustion of accrued sick, vacation, and personal time, any remaining leave will be unpaid leave.
- The City will maintain all benefits for employees during the paid parental leave period just as if they were taking any other City paid leave such as paid vacation leave or paid sick leave.
- If a City holiday occurs while the employee is on paid parental leave, such day will be charged to holiday paid leave, if the employee is otherwise eligible for holiday paid leave; however, such holiday pay will not extend the total paid parental leave entitlement.

Section 5 - Requests for Paid Parental Leave

- The employee will provide the employee's supervisor and the Human Resources Department with notice of the request for leave at least 30 days prior to the proposed date of the leave (or if the leave was not foreseeable, as soon as possible). The employee must complete the necessary forms and provide all documentation as required by the Human Resources department to substantiate the request.

As is the case with all City policies, the organization has the exclusive right to interpret this policy.

ARTICLE 15 VACATIONS

Section 1

Employees covered by this Agreement shall accrue vacation leave on the following basis:

- a) Employees who have completed less than five (5) years of continuous service shall accrue vacation each year at the rate of 3.08 hours per pay period, for a total of eighty (80) hours.
- b) Employees who have completed five (5) years of continuous service, but less than fifteen (15) years of continuous service shall accrue vacation each year at the rate of 4.62 hours per pay period, for a total of one hundred twenty (120) hours.
- c) Employees who have completed fifteen (15) years of continuous service, but less than twenty-five (25) years of continuous service shall accrue vacation each year at the rate of 6.16 hours per pay period, for a total of one hundred sixty (160) hours.
- d) Employees who have completed twenty-five (25) or more years of continuous service shall accrue vacation each year at the rate of 7.70 hours per pay period, for a total of two hundred (200) hours.

Vacation accrual increases on the employee's anniversary date.

Section 2

Newly hired or newly eligible employees accrue vacation upon eligibility but shall not use vacation until completing four (4) continuous months of service.

The vacation anniversary date of an employee shall be the same as the employee's seniority date.

Vacations are to be taken within the twelve (12) month period immediately following the vacation anniversary date whenever operationally permissible.

Vacation is paid at the employee's base rate of pay.

When operational needs as determined by the department director preclude the employee's use of their vacation within the twelve-month period following the employee's anniversary date, employee's may accumulate or carry over accrued, unused vacation from year to year up to a maximum cap of two hundred and forty (240) vacation hours.

Section 3

When one of the regular holidays falls during an employee's requested and granted vacation period, the employee shall be paid eight (8) hours of holiday paid leave for that holiday at the employee's base rate of pay.

Section 4

An employee who is absent from work due to illness or injury for a period not to exceed two (2) months shall continue to accrue vacation time.

Section 5

Employees who have completed twelve (12) months or more of continuous service and who are laid off, resign, or enter the military service, (provided the City is given two (2) weeks' notice of termination in the case of resignation or military leave of absence), shall receive accrued, unused vacation.

Section 6

The department director or designee shall approve all vacation requests, and the number of employees allowed off at any one time shall be at the sole discretion of the department manager. Denial of requested date for vacation or the reason(s) therefore shall not be a subject for the grievance procedure of this Agreement.

ARTICLE 16 HOLIDAYS, HOLIDAY PAID LEAVE, HOLIDAY PAY

Section 1 – Holidays

The following calendar days of the year shall be considered as holidays insofar as the administration of City business is concerned. When the term "holiday" is used it shall be construed to be the following days:

New Year's Day	January First
Martin Luther King's Birthday	Third Monday in January
Memorial Day	Last Monday in May
Juneteenth	June Nineteenth
Independence Day	July Fourth
Labor Day	First Monday in September
Veterans Day	November Eleventh
Thanksgiving Day	Fourth Thursday in November
Day after Thanksgiving	Friday following Thanksgiving Day
Christmas Eve	December Twenty-Fourth
Christmas Day	December Twenty-Fifth
New Year's Eve	December Thirty-First

Section 2

An employee shall forfeit the right to payment for a holiday if scheduled to work the holiday and does not report or if absent from work the last scheduled workday preceding and/or the first scheduled workday following the holiday, unless excused by the City for the following reasons:

- Formal leave of absence.
- Job incurred injury.
- Bereavement/Funeral leave.
- Subpoena as a witness.
- Illness or injury of less than two (2) months duration with proper doctor's documentation.
- Excused absence approved in writing by and at the sole discretion of the department manager.

Section 3

Holidays shall be observed in accordance with Section 1 of this Article except that when a holiday falls on Sunday, the following day shall be declared a holiday.

Section 4 – Holiday Paid Leave

Employees eligible for holiday paid leave shall be entitled to eight (8) hours at the regular rate of pay for each of the named holidays.

Section 5 — Holiday Pay

Employees required to work on a City recognized holiday as defined in this Article shall receive two (2) times their regular rate of pay for all hours worked in addition to the holiday paid leave, provided all other conditions are met.

Section 6 -Part-Time Employees

Part-time employees who meet the eligibility requirements for holiday paid leave outlined in Section 4 of this Article shall receive six (6) hours holiday paid leave at the base rate of pay for each of the following holidays:

New Year's Day	January First
Martin Luther King's Birthday	Third Monday in January
Memorial Day	Last Monday in May
Juneteenth	June Nineteenth
Independence Day	July Fourth
Labor Day	First Monday in September
Veteran's Day	November Eleventh
Thanksgiving Day	Fourth Thursday in November
Day After Thanksgiving Day	Fourth Friday in November
Christmas Eve	December Twenty-Fourth

Christmas Day
New Year's Eve Day

December Twenty-Fifth
December Thirty-first

Part-time employees shall be subject only to Sections 2 and 6 of this Article.

ARTICLE 17 LONGEVITY

Section 1

Longevity payment shall represent a percentage of an employee's base rate of pay based upon an employee's length of service in a full-time and qualifying, regular, part-time position of 0.15 FTE or greater. Longevity payment shall represent compensation in addition to an employee's base rate of pay. Longevity payments shall be made each payday in accordance with the longevity pay plan set forth in Section 2 of this Article.

Section 2

Longevity payments shall be made in accordance with the following schedule.

After six (6) years of

continuous service	1% of the regular rate of pay
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After twelve (12) years

of continuous service	2% of the regular rate of pay
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After eighteen (18) years

of continuous service	3% of the regular rate of pay
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After twenty-four (24) years

of continuous service	7% of the regular rate of pay
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Section 3

Continuous service shall mean service with the City in a full-time position or part-time position of 0.15 FTE or greater that is uninterrupted by, but not limited to, resignation, discharge, layoff of one (1) year without being recalled to the employee's last held position, retirement, or for other reasons specified in this Agreement.

Section 4

The longevity payment shall be in addition to the employee's base rate of pay and shall not be included in the calculation of any other premium payment or in the calculation of any other benefits.

ARTICLE 18 GROUP INSURANCE

Section 1

Health and Prescription Drug Insurance: Employees shall pay 15% of the cost of the premium established for the health and prescription drug plan for which the employee is enrolled. The premium for the health and prescription drug insurance plans shall be the premium established for retirees and COBRA enrollees.

Section 2

Life/Accidental Death and Dismemberment Insurance: The City shall pay the full cost of a term life insurance and accidental death and dismemberment insurance policy for employees covered by this Agreement. Eligibility and amounts of coverage shall be in accordance with the insurance master agreement.

Section 3

Disability Income Protection Insurance: A disability income protection insurance policy shall be provided to all employees covered by this Agreement. The cost of such coverage shall be paid in full by the City. Disability income protection insurance may be granted for any non-service-connected illness or injury which renders such employee unable to perform the duties of his/her employment. Employees who become eligible for disability income protection insurance shall be eligible to supplement disability income protection benefits with accrued sick leave. Total income of an employee's sick leave payment and disability income protection insurance benefits shall not equal more than one hundred percent (100%) of an employee's regular rate of pay. Upon expiration of an employee's accumulated sick leave, the employee shall be entitled only to the benefits payable under the disability income protection insurance policy.

Section 4

Specific benefits of each aspect of the group insurance plan are set forth in master agreements which shall in all cases be the determining factor as to the eligibility and amounts of coverage extended to each employee. Any disagreement regarding the interpretation or application of specific provisions of the insurance master agreements shall not be a subject for the grievance procedure of this Agreement or the appeal procedure set forth in Chapter 400, Code of Iowa. In the event the City chooses to change insurance carriers, efforts shall be made to maintain coverage similar to what is being provided.

The City shall notify the Union of any changes in the insurance carrier and insurance coverage. The City shall retain the right to change insurance carriers at any time, and such action by the City and the reason(s) therefore shall not be subject to the grievance procedure of this Agreement or the appeal procedure set forth in Chapter 400, Code of Iowa.

Section 5

The City shall continue to pay its portion of the group insurance premiums for a period of up to fourteen months from the date an employee is absent due to illness or injury. However, in no event will the City pay its portion of the group insurance premiums for a period longer than the employee's

length of continuous service in a full-time position. Group insurance plans include health insurance, prescription drug insurance, life/accidental death and dismemberment insurance, and disability income protection insurance.

Section 6

An employee may elect to continue group insurance coverage while on a leave of absence without pay. During a leave of absence without pay in excess of thirty (30) calendar days, the employee shall be responsible for paying the full cost of all group insurance premiums, with the exception of a leave of absence without pay granted in accordance with the Family and Medical Leave Act of 1993.

Section 7

Whenever a covered employee is discharged, laid off, resigns, retires, dies or terminates their employment relationship for any other reason, the City shall discontinue payment of all insurance premiums. Insurance benefits for dependents terminate when the dependent ceases to be eligible as a dependent or when the employee withdraws the authorization for dependent insurance coverage. In compliance with applicable Federal and State Laws, employees and their eligible dependents are entitled to continue their health insurance coverage after termination of employment at their expense.

Section 8

For purposes of this Article and Agreement, an employee is considered to have retired when the employee separates from the City service, for whatever reason, at the age of sixty-two (62) or older.

Section 9

The City shall provide IRS Section 125 Flexible Spending Accounts for medical and dependent care expenses and health, prescription drug and dental insurance premiums.

ARTICLE 19 HOURS OF WORK

The normal workweek for employees shall be forty (40) hours. The normal workday shall be eight (8) hours but not necessarily consecutive hours.

This Article is intended to define the normal hours of work. It shall not be construed as a guarantee of hours of work per day or per week.

A differential of twenty cents (\$.20) per hour shall be paid on all charters and non-fixed routes operated between the hours of 6:15 P.M. and 5:40 A.M. Said payment shall be in addition to the employee's regular rate of pay and shall not be included in the calculation of overtime or any other premium payment or in the calculation of any other benefit.

Nothing contained herein shall be construed as preventing the City from increasing, decreasing, or restructuring the normal workday or workweek in any way or from establishing the work schedules of employees.

ARTICLE 20 OVERTIME and COMPENSATORY TIME

Section 1 – Overtime Pay

Pay for overtime work shall be at one and one-half (1.5) times the regular rate of pay as defined in Article 23, WAGE PLAN, or Appendix A of the Agreement.

Actual hours worked over forty in a standard, seven-day work week qualify for overtime pay.

Section 2 – Compensatory Time

At the discretion of the department manager, employees who are eligible to receive overtime pay may be granted time off in order to compensate for and instead of overtime payment.

Section 3 - General

When open hours cannot be filled by part-time employees, overtime shall be offered by seniority to full-time employees on a rotating basis. Employees must be available to work the entire shift or other timeframe offered. Once an employee accepts the overtime, the next employee on the list will be the first employee eligible for the next available overtime under this Article. If an employee does not answer a call or provide an immediate response regarding an overtime offer under this Article, then the City shall go to the next employee on the list until an employee accepts the overtime offered.

Overtime under Section 3 of this Article shall be limited to known or reasonably anticipated overtime and shall not include overtime immediately after shift or as determined by operational need.

Compensation shall not be paid more than once for the same hours of work under any provision of this Article or Agreement. When overtime is required, it must be approved in advance by the employee's supervisor.

ARTICLE 21 UNIFORMS

The City shall pay the cost of the required uniform.

ARTICLE 22 TRAINING ASSIGNMENT

A premium of \$5.00 per hour shall be paid to an employee assigned the responsibility of training a new employee. The selection of employees assigned as Trainee Instructors shall be at the discretion of the City.

Training assignment pay shall be in addition to the employee's regular rate of pay and shall not be included in the calculation of overtime or any other premium payment or in the calculation of any other benefit. The terms of this Article shall also apply to part-time employees.

ARTICLE 23 GRIEVANCE PROCEDURE

A grievance shall be defined as a dispute or disagreement raised by an employee or the Union against the City involving the interpretation or application of specific provisions of this Agreement.

The City is desirous of obtaining an equitable and prompt adjustment of grievances and grievances shall be settled orally, whenever possible, between the employee's supervisor and the aggrieved employee. The employee's supervisor shall be notified of the alleged grievance within five (5) workdays of the date the alleged grievance occurred. Failure of the employee to notify the employee's supervisor within five (5) workdays of the date the alleged grievance occurred shall constitute a withdrawal of the grievance.

The City shall not be obligated to accept a written grievance until such grievance has been discussed orally between the aggrieved employee and the employee's supervisor.

Step 1

Grievances not settled within two (2), but not more than five (5), working days after discussion with the supervisor may be reduced to writing and presented to the department manager.

The nature of the complaint shall be clearly stated so that the department manager will have a fair opportunity to locate the cause of the problem and settle the matter to the satisfaction of all parties concerned. The department manager shall answer in writing within five (5) working days after receiving the grievance. If a meeting is held with the department manager, the aggrieved employee may be accompanied by the steward from the employee's section.

Step 2

If the department manager's written answer is not satisfactory the grievance may, within three (3) working days, be appealed to the City Manager and shall, as soon as possible after receipt of this appeal, be considered in a meeting between representatives selected by the City and Union. The Teamsters Local 120, Business Agent, may be accompanied by no more than two (2) Union representatives. The City Manager shall give a written answer within fifteen (15) working days after this meeting.

Step 3

If the grievance is not settled in Step 2, within twenty (20) calendar days after receiving the City's written answer, either party may submit the grievance to arbitration. The invoking of arbitration regarding grievances submitted by the Union shall require the approval of the Union. The invoking of arbitration regarding grievances submitted by an employee shall require the approval of the aggrieved employee. The parties shall attempt to select an arbitrator as soon as practical after receipt of a request for arbitration. If the parties do not agree upon the selection of an arbitrator within fifteen (15) calendar days after receipt of the request for arbitration the Iowa Public Employment

Relations Board shall be requested to furnish a list of five (5) arbitrators. The party requesting arbitration shall strike the first name; the other party shall then strike one (1) name. The process shall be repeated, and the remaining person shall be the arbitrator. The cost of obtaining a list of arbitrators from the Iowa Public Employment Relations Board shall be shared equally by the City and the Union.

The decision of the arbitrator, within the scope of the arbitrator's authority, shall be final and binding on both parties to this Agreement. The arbitrator shall have no power to add to, subtract from, or change any of the provisions of this Agreement. Nor shall the arbitrator have the authority to rule on matters of law or to render any decision which conflicts with any law, rule, or regulation binding upon the City. The fees and expenses of the arbitrator shall be shared equally by the City and the Union. However, each party shall be responsible for compensating their own witnesses and representatives as well as paying for transcripts of the proceedings. The arbitrator shall submit a written decision within thirty (30) calendar days following the close of the hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to a written extension thereof.

Union representatives, when processing Steps 1 and 2 of the grievance procedure shall be permitted to leave work after receiving approval from their supervisor and shall suffer no loss of their straight time rate of pay but shall not be eligible for overtime pay or any other type of premium pay. The City shall not be responsible for paying employees as a result of their participation in arbitration or prohibited practice complaint proceedings.

The time specified for each step in the grievance procedure may be extended by mutual agreement. If an answer to a grievance is not given to the employee by the City within any of the time limits specified in this Article, the grievance may be appealed to the next step in the grievance procedure. Failure of the employee or the Union to comply with any time limitations shall constitute a withdrawal of the grievance.

ARTICLE 24 WAGE PLAN

Effective the first date of the first full pay period in July, the salary schedule in Appendix A shall represent the base rate of pay for **FY26**.

Across the board or all steps of pay increases shall be effective the start date of first full pay period in July as follows:

FY 27 – ATB 3.00%

FY28 – ATB 3.00%

FY29 – ATB 2.75%

FY30 – ATB 2.75%

Generally, the minimum pay step in the salary range established for a position shall be applicable upon appointment to a position in the bargaining unit.

Advancement to succeeding pay steps in the salary range established for a position shall be based upon a satisfactory performance evaluation. An employee who consistently meets and exceeds

performance standards established for a position is eligible for a one (1) step performance advancement. An employee is eligible for a performance advancement (step increase) in accordance with the following schedule:

INTERVAL STATED IN	
STEP	NUMBER OF MONTHS
1 TO 2	6 months
2 to 3	12 months
3 to 4	12 months
4 to 5	12 months
5 TO 6	12 months

An employee who is denied a performance advancement shall be required to wait six (6) or twelve (12) months (depending upon the pay step the employee is in) before the employee is eligible for another performance advancement. Part-time employees shall be subject to the terms of this Article except that the length of service requirement for performance advancement for part-time employees shall be two (2) times the length of service requirement established for full-time employees. A part-time employee who is denied a performance advancement shall be required to wait twenty-four (24) months before the employee is eligible for another performance advancement.

Denial of a step increase of the reason(s) therefore shall not be a proper subject for the grievance procedure of this Agreement or the appeal procedure set forth in Chapter 400, Code of Iowa.

ARTICLE 25 PART-TIME EMPLOYEES

All regular (not temporary or seasonal status) part-time employees shall serve a trial period of at least six (6) months. A part-time employee may be laid off or discharged any time prior to the end of the trial period and such discharge or layoff and reasons, therefore, shall not be a proper subject for the grievance procedure of this Agreement. The Union shall not assert or present any grievance or appeal on behalf of the part-time employee because of any matter or occurrence whatsoever falling within the trial period.

Regular, part-time employee shall mean an employee assigned to a typical work schedule throughout the fiscal year that is less than a 1.0 full-time equivalency (FTE). Said work schedule shall not be construed as a guarantee of hours of work per day, per week, per year, or days of work per week. Nothing contained herein shall be construed as preventing the City from increasing, decreasing or restructuring the workday or workweek in any way or from establishing the work schedule of part-time employees. Part-time employees shall be entitled only to the benefits set forth in, GRIEVANCE PROCEDURE, and to the benefits and pay set forth in the applicable section of the following Articles: UNION NEGOTIATING COMMITTEE; BEREAVEMENT LEAVE; JURY DUTY; PERSONAL LEAVE TIME; HOLIDAY PAY AND HOLIDAY PAID LEAVE; LONGEVITY; UNIFORMS; TRAINING ASSIGNMENT; WAGE PLAN; FILLING VACANCIES/JOB POSTING; and Part-time employees shall not accrue or receive any other benefits, pay or privileges granted by this Agreement or be subject to any other provision of this Agreement.

ARTICLE 26 FILLING VACANCIES/JOB POSTING

Section 1: Job Postings and Selection Criteria

Job postings for bus operator positions will be posted for a minimum of three (3) days to enable qualified candidates to complete the application process.

Competency and qualifications are defined as possessing the necessary knowledge, skills, and abilities to successfully perform the essential functions of the position.

The following criteria will be used by management or search committee members to determine a person's competency and qualifications:

- Related job experience;
- Demonstrated ability to work professionally with customers/riders and coworkers;
- Attendance, dependability;
- Concern for safety and care of equipment;
- Professional interaction with customers and supervisors;
- Leadership (judgement, organizational skills, communication skills, adaptability, innovation, initiative);
- Quality and quantity of work;
- Physical ability to perform the essential functions of the position

Section 2. Promotion from part-time to full-time bus operator position

Full-time bus operator vacancies shall be posted first as to internal candidates only. Internal for the purposes of this provision means currently employed, part-time bus operators within the Transportation Services Department.

From the pool of internal candidates, management will select the most qualified and competent candidate.

If there is no qualified internal candidate, the position shall be opened next to internal City employees outside the Transportation Services Department.

If there is no qualified internal City employee then the posting shall be opened to external applicants.

Section 3

In the event that management determines that the competency of the two most competent candidates is equal, the employee's length of service in the position will be the tiebreaker as to determining the final candidate.

ARTICLE 27 RUN PICKS

Section 1 - Pick Dates

Pick in December; New Schedule to start first full week in January. Pick in June; New Schedule to start the first full week in July.

A Pick Day will be set a minimum of 20 days in advance. All drivers will choose their picks on Pick Day. Drivers will line up by hire date for their Pick List and begin bidding. Drivers will be notified by posting on the union board and flyers in mailboxes.

Pick Process

The number of full-time fixed-route and paratransit pick options will equal to the number of full-time drivers. At management discretion the number of full-time pick options may be greater than the number of open positions.

Full-time fixed-route drivers will choose from the fixed-route picks based on date of hire. Part-Time fixed route drivers will choose from the part-time fixed route picks based on date of hire.

Full-time Mini-Bus drivers will choose from the Mini-Bus picks based on date of hire. Part-Time Mini-Bus drivers will choose from the part-time Mini-Bus picks based on date of hire.

To be eligible for the Pick Process described in this Article, an employee must have actually worked at least 600 hours in the twelve (12) months preceding the month in which the Pick Day occurs.

Section 2 -Mandatory Attendance at Pick Day

All drivers must attend Pick Day or risk losing their preferred picks.

If a driver can't attend Pick Day, the driver must complete and sign the Pick Request Form, selecting their top three choices to be completed on their behalf by the Operations Supervisor on Pick Day.

If a driver does not attend Pick Day, does not choose a pick, and/or does not complete the Pick Request Form, the driver will forfeit their ability to pick for the current period. Any remaining picks and/or shifts will be assigned at management's discretion.

Section 3 - Switching Lists

If a driver wants to bid outside of the driver's current pick list, the driver will move to the bottom of the alternate pick list (example: If a fixed-route driver wants to bid on a Mini-Bus pick, the driver will move to the bottom of the part-time Mini-Bus pick list).

Section 4 - Pick List Selection Process

When a driver is hired, the driver will be required to have a Class B CDL with passenger and air brake endorsement and training for both fixed-route and Mini-Bus services.

During the 6-month trial period, each driver will be scheduled on both fixed-route and Mini-Bus. At the end of the 6-month period, the driver will be required to choose a pick list from either the fixed route or Mini-Bus lists. A signoff by the employee will be required. The hire date will determine the driver's order on the driver's chosen list.

If a driver wants to change the driver's pick list, the driver's date and order on the list will change to the date the driver chose to switch pick lists. A signoff by the employee will be required.

ARTICLE 28 NONDISCRIMINATION

There shall be no discrimination against any employee in the bargaining unit by either party to this Agreement because of the mental or physical disability, age, sex, marital status, race, color, religion, sexual orientation, national origin, gender identify, creed, or political affiliation. Complaints involving an allegation of discrimination may be filed with the appropriate agency or organization.

ARTICLE 29 SAFETY AND HEALTH

If management is made aware by a credible healthcare provider that an employee has had a potential exposure to COVID-19, the City shall provide proper and permissible notice, as permitted by law, to the potentially exposed employee.

Exposure shall be defined by the CDC guidelines in effect at the time of the exposure.

ARTICLE 30 SAVINGS CLAUSE

Should any article, section, or portion of this Agreement be restrained or held unlawful and unenforceable by any court of competent jurisdiction, such decision of the court shall apply only to the specified article, section, or portion thereof restrained or declared null and void in the decision and the remainder of this Agreement shall remain in full force and effect.

ARTICLE 31 ENTIRE AGREEMENT CLAUSE

This Agreement supersedes and cancels all previous agreements between the City and the Union and constitutes the entire Collective Bargaining Agreement between the parties and concludes collective bargaining for its term. The parties acknowledge that during negotiations, which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective bargaining, and that the agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. Therefore, the City and the Union, for the life of this Agreement, each voluntarily and unqualifiedly waives the right, and each agrees that the other shall not be obligated, to bargain collectively with respect to any subject or matter referred to or covered in this Agreement, or with respect to any subject or matter not specifically referred to or covered in this Agreement.

ARTICLE 32 DURATION AND NEGOTIATIONS

This Agreement shall be effective the first day of July, 2025 and shall remain in full force and effect through the thirtieth (30th) day of June, 2030. Negotiations for succeeding Agreement to become effective on July 1, 2030, shall begin after October 31, 2029, but not later than December 15, 2029.

Signed the 17th day of March 2025.

TEAMSTERS Local 120, Bus Operators



Kevin Saylor, Vice President/Business Agent

CITY OF DUBUQUE, IOWA

Brad Cavanagh, Mayor

Attest:

Adrienne Breitfelder, City Clerk

APPENDIX A

FY26 Wage Plan/Structure

TEAMSTERS Local 120, Bus Operators

Base Wage Plan/Wage Structure effective the first day of the first full pay period AFTER July 1, 2025

Job Title/Position Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Bus Operator	\$19.70	\$20.86	\$22.02	\$23.18	\$24.34	\$25.50

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Kevin Saylor, Vice President/Business Agent

CITY OF DUBUQUE, IOWA

Brad Cavanagh, Mayor

Attest:

Adrienne Breitfelder, City Clerk

**City of Dubuque
City Council**

ACTION ITEMS # 3.

ITEM TITLE: Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File

SUMMARY: City Manager recommending City Council adopt the resolution for the Historic Structures Report completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park and to pursue completion of the projects.
RESOLUTION To Receive And File The Historic Structures Report (HSR) For The Caldwell-Designed Structures At Eagle Point Park, Funded In Part By The Jeffris Family Foundation Heartland Fund

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo_Updated_Uploaded 4.21.25
2. MVM Memo
3. Staff Memo
4. Resolution
5. Eagle Point Park Historic Structures Report Final 4-25
6. The Prairie School Legacy in Iowa Symposium

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File

DATE: April 17, 2025

Parks and Recreation Director Marie Ware and Planning Services Director Wally Wernimont are submitting the Historic Structures Report (HSR) completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park.

Eagle Point Park is a National Register Historic District and a Dubuque Landmark Site. The site has a mixture of buildings that contribute to its history, which are in different stages of repair. To plan and utilize City funding wisely, a Historic Structures Report was needed to assess and prioritize work to be accomplished on each of the historic structures – the Indian Room, Veranda Rooms, and Bridge Complex. Eagle Point Park is an important cultural landscape.

The previously budgeted city funding was not enough to move forward with all the work involved in a Historic Structures Report for these three buildings. A team from the Parks and Recreation and the Planning Department pursued a grant with City Council approval from the Jeffris Family Foundation. The Heartland Fund grant from the Jeffris Family Foundation was for \$75,000 and was matched with \$50,000 of city funding for the three Caldwell designed buildings.

The Jeffris Heartland Fund grant was approved for a Historic Structures Report for Eagle Point Park. The Historic Structure Report compiles the history and historical context of Eagle Point Park structures, documents the structures in their current condition, evaluates their significance and integrity, and identifies appropriate treatments for the three Caldwell-designed structures. The Historic Structure Report provides the details the city needs to preserve the structures and cultural heritage of Eagle Point Park. The buildings are listed in the National Register of Historic Places as part of the Eagle Point Park Historic District with significance under Criteria A and C. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the Civil Works Administration (a New Deal program during the Great Depression) and its successor, the Works Progress Administration, in the 1930s. The buildings are also significant under Criterion C as distinctive examples of Prairie style

design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his "City in a Garden" design concept. Included with the work is an Order of Magnitude Costs that provides the needed cost estimates.

Eagle Point Park is dearly loved by our community. This completed Historic Structure Report provides the necessary information to pursue a challenge grant for bricks and mortar improvements in the future from the Jeffris Family Foundation. Their Capital Campaign Challenge Grant program provides additional funds for restoration for the structures, up to \$1 million matching funds for bricks and mortar at 2:1 (two local:one Foundation).

The HSR is being presented to the Jeffris Family Foundation as our completed project for the Heartland Fund grant the city received. It is due to them on April 18, 2025. The Foundation will then determine if it wishes to ask the City to submit a proposal for the Capital Campaign Challenge grant. In January of this year, city staff held a meeting with a representative of the Foundation regarding this possibility. They indicated strong interest in this restoration project.

At the time the Jeffris Family Foundation indicated that the required local dollars could not include city funding as a match. Staff asked additional questions related to this and the Foundation staff was going to get back with us regarding those questions. The Foundation outlined that they would notify us in April if a project could be submitted for the Capital Campaign Challenge grant. If invited, we would then have until August 15 to plan the project and the capital campaign. They indicated that we could break the project into phases thus making smaller campaigns for specific items or do it as one whole project. They asked that the first project have a significant impact.

It was the original stated intent of the City after the Historic Structure Report to work with Heritage Works whom would lead the fundraising since the City would need a partner in this matching fundraising effort. In the past decade, Heritage Works researched Eagle Point Park and hosted community tours and educational sessions. They have relationships nationwide with experts, historians, and architects familiar with the park, its Midwest aesthetic landscape style, and Caldwell.

Heritage Works has a history of a leadership role between Jeffris and the Board's for Steeple Square and the Mathias Ham House. The City had conversations with Duane Hagerty who had agreed to a contract for the fundraising of any such project the City might pursue. With the passing of Duane, we will be discussing this with the Heritage Works board and potentially looking at other options to consider for addressing capital campaign and improvements needed to the buildings as outlined in the Historic Structure Report. At a recent City Council budget meeting a group of residents came to express their passion for Eagle Point Park. Possibly there is an opportunity that might come from those that gave input.

The Prairie School Legacy in Iowa Symposium will be held June 27-28, 2025 in Dubuque. "While working on the Historic Structures Report for Eagle Point Park we

realized that there is a broader story that needs to be told about the impact Iowa had on the Prairie School movement,” said Julia Bachrach, one of the symposium speakers and researcher for the Historic Structure Report. “We have unearthed new research about Alfred Caldwell ...” The symposium includes presentations from leading experts and guided tours of significant historic sites designed by Prairie School luminaries Frank Lloyd Wright and Alfred Caldwell including Eagle Point Park and the Lowell and Agnes Walter Estate at Cedar Rock State Park near Quasqueton, IA.

We wish to thank the Jeffris Family Foundation for the grant that provided the matching funding for the Historic Structure Report that has provided a wealth of information that will assist in our continued work to preserve treasures within Eagle Point Park. We will continue to develop our partnership with them as well as build a greater partnership within the local community to fund the improvements outlined in the report.

OPINION OF PROBABLE COSTS

Wiss, Janney, Elstner Associates Inc. prepared as a part of the Historic Structure Report an opinion of probable costs related to the work needed on Indian Room, Veranda Rooms, and Bridge Complex. High priority repairs and assessments identified that should be addressed within the next few years were the following:

- Assessment and monitoring of potential displacement at retraining walls (\$10,000)
- Investigate water leakage at the Veranda Rooms (\$17,500)
- Structural assessment of existing conditions at Veranda Rooms and Bridge Complex (\$17,500)
- Structural repairs to roof framing at Veranda rooms including repairs to sheet metal roof flashing to address water infiltration, interior plaster repair, wood shoring, and wood framing repairs to joints and beams (\$40,000)
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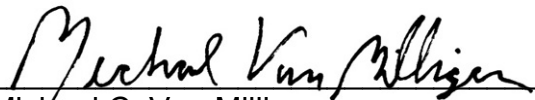
The opinion of probable costs is summarized by each building. This is based on projected 2025 labor and materials costs.

Indian Room	\$189,002.66
Veranda Rooms	\$414,632.68
Bridge Complex	\$441,798.28
Site	\$318,053.12
TOTAL	\$1,363,486.74

The first three bullets shown above are assessments and investigations which total \$45,000 which are included in the total above. These will be completed to update the

above probable costs with accurate repair probable costs as that might add to the total shown above. This would create the truest costs of preservation efforts for the three buildings.

I concur with the recommendation to receive and file and adopt the resolution for the Historic Structures Report completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park and to pursue completion of the projects.


Michael C. Van Milligen

MCVM:as

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Parks and Recreation Director
Wally Wernimont, Planning Services Director

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File

DATE: April 17, 2025

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We wish to thank the Jeffris Family Foundation for the grant that provided the matching funding for the Historic Structure Report that has provided a wealth of information that will assist in our continued work to preserve treasures within Eagle Point Park. We will continue to develop our partnership with them as well as build a greater partnership within the local community to fund the improvements outlined in the report.

OPINION OF PROBABLE COSTS

Wiss, Janney, Elstner Associates Inc. prepared as a part of the Historic Structure Report an opinion of probable costs related to the work needed on Indian Room, Veranda Rooms, and Bridge Complex. High priority repairs and assessments identified that should be addressed within the next few years were the following:

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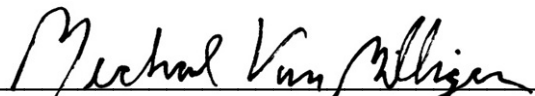
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I concur with the recommendation to receive and file and adopt the resolution for the Historic Structures Report completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park and to pursue completion of the projects.



Michael C. Van Milligen

MCVM:as

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Parks and Recreation Director
Wally Wernimont, Planning Services Director

TO: Michael C. Van Milligen, City Manager

FROM: Marie Ware, Parks and Recreation Director *Marie Ware*
Wally Wernimont, Planning Services Director *WV*

SUBJECT: Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File

DATE: April 17, 2025

INTRODUCTION

The purpose of this memo is to request the City Council receive and file the Historic Structures Report (HSR) completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park.

BACKGROUND

Eagle Point Park is a National Register Historic District and a Dubuque Landmark Site. The site has a mixture of buildings that contribute to its history, which are in different stages of repair. To plan and utilize City funding wisely, a (Historic Structures Report) HSR was needed to assess and prioritize work to be accomplished on each of the historic structures – the Indian Room, Veranda Rooms, and Bridge Complex. Eagle Point Park is an important cultural landscape.

The previously budgeted city funding was not enough to move forward with all the work involved in an HSR for these three buildings. A team from the Parks and Recreation and the Planning Department pursued a grant with Council approval from the Jeffris Family Foundation (Jeffris). The Heartland Fund grant from Jeffris was for \$75,000 and was matched with \$50,000 of city funding for the three Caldwell designed buildings.

DISCUSSION

The Jeffris Heartland Fund grant was approved for a Historic Structures Report (HSR) for Eagle Point Park. The HSR compiles the history and historical context of Eagle Point Park structures, documents the structures in their current condition, evaluates their significance and integrity, and identifies appropriate treatments for the three Caldwell-

designed structures. The HSR provides the details the city needs to preserve the structures and cultural heritage of Eagle Point Park. The buildings are listed in the National Register of Historic Places as part of the Eagle Point Park Historic District with significance under Criteria A and C. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the CWA and its successor, the WPA, in the 1930s. The buildings are also significant under Criterion C as distinctive examples of Prairie style design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his "City in a Garden" design concept. Included with the work is an Order of Magnitude Costs that provides the needed cost estimates.

Eagle Point Park is dearly loved by our community. This completed HSR provides the necessary information to pursue a challenge grant for bricks and mortar improvements in the future from the Jeffris Family Foundation. Their Capital Campaign Challenge Grant program provides additional funds for restoration for the structures, up to \$1 million matching funds for bricks and mortar at 2:1 (two local:one Foundation).

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I wish to thank the Jeffris Family Foundation for the grant that provided the matching funding for the HSR that has provided a wealth of information that will assist in our continued work to preserve treasures within Eagle Point Park. We will continue to develop our partnership with them as well as build a greater partnership within the local community to fund the improvements outlined in the report.

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to update the above probable costs with accurate repair probable costs as that might add to the total shown above. This would create the truest costs of preservation efforts for the three buildings.

REQUESTED ACTION

I respectfully request City Council receive and file and adopt the resolution for the Historic Structures Report (HSR) completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park.

Enclosure: Historic Structures Report from Wiss, Janney, Elstner Associates, Inc.
Resolution to Receive and File
Prairie School Legacy in Iowa Symposium information

cc: Christine Happ Olson, Assistant Planner
Stephen Fehsal, Park Division Manager
Jared Charland, Project and Facilities Manager

RESOLUTION NO. ____ - __

RESOLUTION TO RECEIVE AND FILE THE HISTORIC STRUCTURES REPORT (HSR) FOR THE CALDWELL-DESIGNED STRUCTURES AT EAGLE POINT PARK, FUNDED IN PART BY THE JEFFRIS FAMILY FOUNDATION HEARTLAND FUND

Whereas, the City of Dubuque applied for funding through the Jeffris Family Foundation to match City funds to complete a historic structures report for Eagle Point Park Caldwell-designed structures; and

Whereas, Wiss, Janney, Elstner Associates Inc. has completed the HSR; and

Whereas, the HSR compiles the history and historical context of Eagle Point Park structures, documents the structures in their current condition, evaluates their significance and integrity, and identifies appropriate treatments for the three Caldwell-designed structures.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA, THAT:

Section 1. That the Parks and Recreation Director and the Planning Services Director are hereby authorized to provide the completed HSR to the Jeffris Family Foundation and close out the grant received.

Section 2. That the City Council will receive and file the HSR for the Caldwell-Designed Structures at Eagle Point Park, as outlined in the grant.

Section 3. The HSR will serve as a document that contains important history and context to the special buildings and cultural landscape of Eagle Point Park as well as a document to guide the preservation of these special buildings.

Passed, approved and adopted this 21st day of April, 2025.

Brad M. Cavanaugh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

Caldwell-Designed Structures at Eagle Point Park

Historic Structures Report

2601 Shiras Avenue
Dubuque, Iowa 52001



FINAL REPORT

April 16, 2025
WJE No. 2024.0714.0

PREPARED FOR:

City of Dubuque
2200 Bunker Hill Road
Dubuque, Iowa 52001

PREPARED BY:

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel



Caldwell-Designed Structures at Eagle Point Park

Historic Structures Report

2601 Shiras Avenue
Dubuque, Iowa 52001

A handwritten signature in black ink, appearing to read "Mike Ford".

Mike Ford
Senior Associate

A handwritten signature in black ink, appearing to read "Isabelle Hanley".

Isabelle Hanley
Associate II

A handwritten signature in black ink, appearing to read "Deborah Slaton".

Deborah Slaton
Principal

FINAL REPORT

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EXECUTIVE SUMMARY

At the request of the City of Dubuque, Wiss, Janney, Elstner Associates, Inc. (WJE), with our consultants, Julia Bachrach Consulting, LLC, Jeffrey Morton Associates, and Robert Grese, FASLA, has developed this Historic Structures Report (HSR) for the three structures designed by Alfred Caldwell—the Indian Room, Veranda Rooms, and Bridge Complex. The HSR was performed to compile the history and historical context of Eagle Point Park, document the structures in their current condition, evaluate their significance and integrity, and identify appropriate treatments for the three Caldwell-designed structures.

The buildings are listed in the National Register of Historic Places as part of the Eagle Point Park Historic District with significance under Criteria A and C. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the CWA and its successor, the WPA, in the 1930s. The buildings are also significant under Criterion C as distinctive examples of Prairie style design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his “City in a Garden” design concept.

According to the nomination, the park has a period of significance that spans from 1908 to 1966. However, the Indian Room, Veranda Rooms, and Bridge Complex, designed and constructed between 1934 and 1937, are significant as they relate to the historic contexts associated with construction and improvements that were implemented using the principles of Prairie style architecture and were influenced by Alfred Caldwell and the active and continued use and development of the park under Caldwell’s successor as Park Superintendent, Wendelin Rettenberger. The Iowa State Historic Preservation Office has stated that the district is significant at a state level and may potentially be significant at a national level.

The Indian Room is a T-shaped building that consists of a two-story-height community room and a one-story restroom wing. The Veranda Room is a one-story structure with rectangular plan that features dormers and an outdoor fireplace. The Bridge Complex consists of two pavilions, each constructed on a raised concrete and stone water reservoirs. A bridge spans between the two pavilions. The three buildings are connected by and share a series of interconnected walks, terraces, and promenades. The three buildings are characterized by the use of local and naturally occurring construction materials such as stone and wood, accentuation of horizontal lines in the building design and construction, high-quality craftsmanship and unique detailing, seamless flow between interior and exterior spaces, large expanses of windows, and open interior floor plans.

In general, the buildings are in good condition and retain a high degree of integrity. The most recent alterations were performed to improve facilities at the restroom wing of the Indian Room and to restore a cover patio that had been enclosed at the Bridge Complex. Considering the condition of the structures and intent to maintain them as park facilities, the report has recommended an overarching Preservation treatment approach.

Significant distress was located at the Veranda Rooms and at the east room of the Bridge Complex. At both locations, there was potential evidence of distress at the wood framing that requires further investigation and treatment. In addition to repairs, the report recommends an update to the National Register nomination and outlines an approach for improving site accessibility under the overarching Preservation treatment approach.

INTRODUCTION

At the request of the City of Dubuque, Wiss, Janney, Elstner Associates, Inc. (WJE), with our consultants, Julia Bachrach Consulting, LLC, Jeffrey Morton Associates, and Robert Grese, FASLA, has developed this Historic Structures Report (HSR) for the three structures designed by Alfred Caldwell—the Indian Room, Veranda Rooms, and Bridge Complex—and associated site features at Eagle Point Park. Figure 1 is a map of Dubuque, Iowa, and the surrounding area, showing the location of Eagle Point Park. Figure 2 is an annotated aerial map of the park showing the location of the three buildings and indicating the boundary of the site.

The three structures are located within Eagle Point Park, a picturesque 175-acre park located along the west bank of the Mississippi River. The park sits on the bluffs and overlooks Lock and Dam No. 11, with views of the Wisconsin and Illinois landscape beyond. The site is accessed from the Southern Gate Road, one of the primary roads in the park that meanders, through a series of switchbacks, up the forested bluffs and to an asphalt-paved surface lot. The three buildings are located immediately south of the surface lot and approximately 500 feet south of the Caldwell-designed water feature. The site is divided into two sections, east and west, by the Southern Gate Road that bisects the site and extends under the bridge of the Bridge Complex. At the west half of the site is the Indian Room to the north, the Veranda Rooms to the west, and the west pavilion of the Bridge Complex to the east. At the east half of the site is the east pavilion of the Bridge Complex. In addition to these primary structures, there are a variety of built site features that are integrated with the buildings. At the west section of the site, site features include a stone promenade that extends north–south and connects the three buildings. The promenade features stepped terraces, planters, and stone-paved steps and walks. A landscaped outdoor room, defined by stone walls, is an extension of the interior space at the Indian Room. Site features at the east section of the site include a stone retaining wall that supports terraces at the north and south ends of the east pavilion of the Bridge Complex. There is also a covered stone terrace and a barrel-vaulted archway that extends under the east pavilion.



Figure 1. Regional map of the Dubuque area. (Source: Google Maps annotated by WJE)



Figure 2. Eagle Point Park map. (Source: WJE)

Project Methodology

The goal of the HSR is to develop planning information for use in the repair, maintenance, and preservation of these historically significant structures. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance to record and analyze the property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; evaluate significance and integrity; identify an appropriate course of treatment; and, following implementation of the recommended work, document alterations made through that treatment. The HSR addresses key issues specific to the three structures at Eagle Point Park, including the history and construction chronology of the structures (as documented in available archival documentation); the existing physical condition of the exterior envelopes, structural systems, and interior spaces and features; and the historic significance and integrity of the structures; and provides treatment recommendations in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project methodology used for this study is described below.

Building Data

Current Building Names:

Buildings: Indian Room, Veranda Rooms, Bridge Complex

Historic Building Names: Refer to Figure 3

Indian Room: referred to in drawing and correspondence as the Stone Shelter, Stone Shelter House, and Shelter House until 1937.

Veranda Rooms: referred to as the Toolhouse, Toolhouse/Pumphouse, and Pump House and Tool Room in drawings and communications until the mid-to-late 1940s.

Bridge Complex: referred to as The City in a Garden Bridge Promenade-Lookout Tower; the Reservoir-Footbridge-Concession Stand; the Building Group; and the Reservoir/Bridge/Concession Stand Building in various Caldwell drawings and plans and communications during construction.

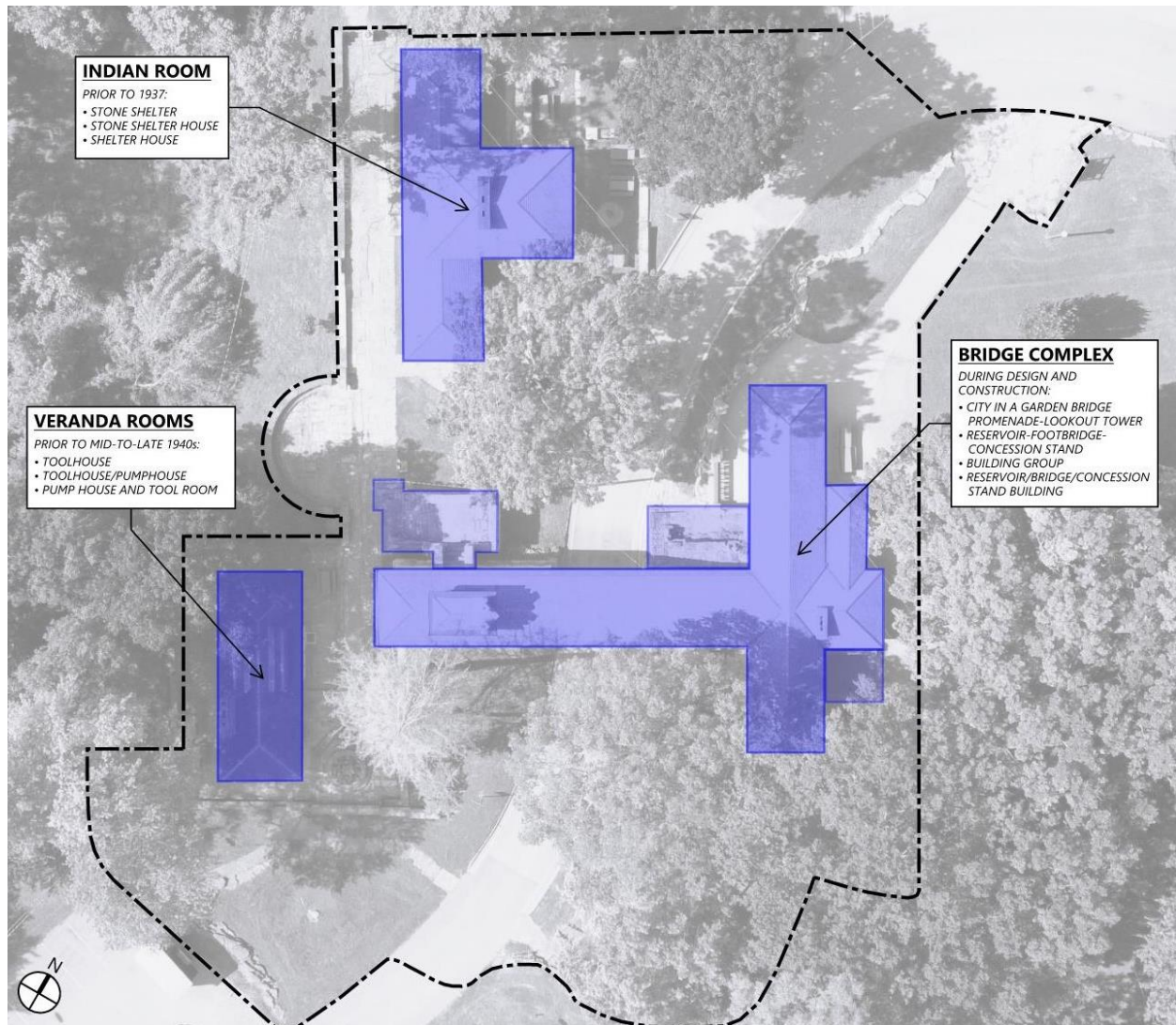


Figure 3. Annotated map showing current building names with historic names below. (Source: WJE, 2024)

Location: Eagle Point Park, Dubuque, Iowa

UTM Coordinates: Zone 15T, 692828 mE / 4712480 mN

Historical Designations:

The Indian Room, Veranda Rooms, and Bridge Complex are referenced in the Eagle Point Park Historic District National Register nomination, signed by the Keeper of the National Register of Historic Places on November 27, 2017 (Appendix A). The designation identifies thirty contributing resources and four non-contributing resources within Eagle Point Park. The Indian Room, Veranda Rooms, and Bridge Complex are listed as contributing buildings. According to the nomination, the park is significant at a local level under Criterion A and Criterion C and has a period of significance that spans from 1908 to 1966. The nomination outlines three historical contexts under which the park has significance. The first context spans the period from 1908 to 1933 and includes the park's

early history and development as well as ties to the City Beautiful Movement. The second context spans the period from 1934 to 1952 and is related to new construction and improvements that implemented the principles of Prairie style architecture and were influenced by Alfred Caldwell and his legacy as Park Superintendent. The context identifies Alfred Caldwell's plan for a "City in a Garden" within Eagle Point Park, of which the Indian Room, Veranda Rooms, and Bridge Complex were constructed. The third context spans the period from 1953 to 1966 and is associated with the active and continued use and development of the park during the midcentury.

The National Register nomination indicates that Eagle Point Park is significant at the Local level; however, an *Eligibility Review* document, dated October 13, 2023, and signed by the Iowa State Historic Preservation Office (SHPO), states that there is sufficient documentation for Eagle Point Park to have State Level significance. The review also recommends that an amendment to the National Register nomination be prepared to reflect the change in significance level. As established by the National Register nomination, with concurrence by the Iowa SHPO, the Indian Room, Veranda Rooms, and Bridge Complex have primary significance as Prairie style buildings constructed under the direction and legacy of Alfred Caldwell and utilizing funding and resources made available through the Civil Works Administration (CWA) and later the Works Progress Administration (WPA). The structures are also significant for their continued use and architectural influence on future development in the park.

Period of Significance: The Eagle Point Park Historic District has a Period of Significance of 1908–1966. The nomination identified historical contexts for the park that comprise sub-periods within the overarching period of significance. Two of the periods defined by these sub-periods are applicable to the Caldwell-designed structures; *Influence of the Prairie School* and *Post World War II Optimism*. Together, these sub-periods define a period of significance specific to the Caldwell-designed structures that extends from 1934 to 1966.

Historic Use: Park land, pumphouse, picnic shelter, restroom, shelter, recreation, community gathering space

Current Use: Park, recreation, restroom, and community gathering space

Proposed Treatment: Park, recreation, and community gathering space

Research and Document Review

Archival research was performed to gather information about the factors and influences that contributed to the original design and development of the buildings, as well as to document original construction and later modifications and repairs. Julia Bachrach of Julia Bachrach Consulting and Robert Grese, Professor Emeritus at the University of Michigan, performed the archival research.

The researchers were able to utilize a substantial collection of materials that contain first-person accounts by Alfred Caldwell. These sources include an oral history of Alfred Caldwell conducted by the Art Institute of Chicago in 1987; Caldwell's memoir, written in the third person and published in *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect* (1997); and a biographical essay about Caldwell written by the book's author, Dennis Domer, a former student of Caldwell which was also included in the

1997 publication. Additionally, architectural historian Richard Guy Wilson was in correspondence with Caldwell in the 1970s and wrote about his work at Eagle Point Park in an article and two books.

While oral histories are extremely useful, they can also be problematic. Caldwell's various accounts about his life in Dubuque and work at Eagle Point Park include contradictions and discrepancies, and he may have provided conjectural information about the completion of the park after his dismissal. To verify information that he provided, clear up contradictions, and fill in information gaps, the researchers relied on a variety of other primary source materials.

The staff of the Dubuque Park Division provided the research team with complete access to the files in their offices at the City of Dubuque Park Division maintenance facility, located adjacent to the Mathias Ham House. Julia Bachrach conducted a site visit from August 6 through August 9, 2024. She reviewed drawings, correspondence, previous maintenance reports, and construction contracts in the Park Division files. She was also given the opportunity to sort through archival documents that had been stored in boxes in the attic for years. Through this effort, she found many important resources including park board minutes from the 1930s and 1940s, as well as some archival photographs. Historic newspaper research was also conducted. Articles and photographs were digitally accessed from the archives of the *Dubuque Telegraph Time Herald and Journal*.

The Park Division also has some original furnishings that are kept in storage at the maintenance facility, including the original wood table from the interior of the Indian Room and Alfred Caldwell's drafting table. The project team was able to view and document these artifacts.

In addition to reviewing paper drawings and plans in the Park Division offices, the project team was provided with dozens of scanned original plans and drawings. Many of these were made available by the Dubuque Museum of Art.

Ms. Bachrach returned for a second site visit with Mr. Grese on October 24 and 25, 2024. During this visit, they visited Loras College in Dubuque and reviewed records and historic photographs at the Center for Dubuque History.

Condition Assessment and Documentation

Concurrent with the historical research, a condition survey of the buildings was performed. Mike Ford and Isabelle Hanley of WJE were on site August 6 through August 8, 2024, to evaluate the site and structures. During the site visit, WJE conducted a project kick-off meeting, met with key stakeholders involved in the project, and documented and evaluated built resources on the site. Observations were documented with digital photographs, field notes, and annotations on sketch drawings prepared by the project team. The HSR focuses on the documentation of the Indian Room, Veranda Rooms, and Bridge Complex. The condition assessment included the evaluation of visible components of the exterior masonry, wood framing, stucco walls, windows, doors, and roofing of the three buildings. Adjacent exterior spaces integral to the buildings were also evaluated and included stairs, terraces, landscaped open rooms, and retaining walls. Visible interior conditions of the flooring, walls, roofing, fireplaces, interior furnishings if present, and finishes were also documented at these buildings. In addition, built site features of the site immediately adjacent to the buildings were also documented. These features included a stone promenade, stepped terraces, raised planters, and site walkways and steps. Archival documentation and physical evidence gathered during the field assessment were used to develop a chronology of design and construction.

Evaluation of Significance and Integrity

An evaluation of the significance and integrity was prepared, taking into consideration guidance provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.¹ This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Rehabilitation

Based on the evaluation of historical and architectural significance of the structures, guidelines were prepared to assist in the development of rehabilitation treatments.

Treatment Recommendations

The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the exterior and interior features of the buildings. Given the significance, anticipated use, and condition of the historic resources, the appropriate overarching treatment approach for the Indian Room, Veranda Rooms, and Bridge Complex at Eagle Point Park is **preservation**. The buildings retain their integrity and continue to convey their historic character. It is anticipated that the buildings will continue to be managed as resources used for public gatherings and for public use.

Opinion of Probable Costs

The opinion of probable costs is included in an appendix to the report. The cost estimate was developed by Gronen, a construction company based in Dubuque, Iowa with experience working on the Caldwell-designed structures at Eagle Point Park. The opinion of probable costs is based on itemized repairs, outlined by WJE, to address the treatments and repairs recommended in the report. The HSR outlines an approach for repairs; however, additional investigations and assessment are required to develop documents for repair.

Gronen produced the rough magnitude of costs based on current labor and material costs which can fluctuate over time due to inflation, tariffs, availability of material, and other factors. The opinion of probable costs is based on the experience of WJE and Gronen in performing these repairs on similar projects.

Measured Drawings

Measured drawings are included as an appendix to the report. The drawings were developed based on field conditions measured on site and include plans and elevations. AutoCAD files of the measured drawings are also provided for documentation purposes and for use in the development of future repairs.

Preparation of Historic Structures Report

Following completion of research, site work, and analysis, this narrative report was prepared to summarize the results of the research and assessment and present recommendations for treatment. The HSR was

¹ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, National Register of Historic Places, 1990, revised 1995).

compiled following the guidelines of *NPS Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.²

Funding Assistance

This publication was made possible through the funding and support of the City of Dubuque, specifically the Planning Services Department and the Leisure Services Department, who have overseen the effort and provided access to the site and archives.

The Jeffris Family Foundation provided funding for the study through the Jeffris Heartland Fund, a matching grant program intended to assist non-profit organizations and government agencies in the development of Historic Structure Reports.

² Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, D.C.: National Park Service, Technical Preservation Services, 2005).

DEVELOPMENTAL HISTORY

Creation of Eagle Point Park

Efforts to create Eagle Point Park in Dubuque, Iowa, began in the early twentieth century as part of the City Beautiful Movement which “. . . saw middle- and upper-class Americans attempt to refashion their cities into beautiful, functional, entities.”³ Spurred in part by the 1893 World’s Columbian Exposition in Chicago, City Beautiful initiatives aspired to provide social harmony and order through the creation of beautiful and highly functional public spaces. Across the country, clubs and organizations formed to improve their towns and cities through clean-up campaigns, gardening efforts, the adoption of tree planting ordinances, and the creation of parks and park boards.

Dubuque had only a few public squares and private parks by the early 1900s when civic leaders began advocating for the development of a public park along the city’s riverfront. In 1907, a joint committee of the Dubuque Commercial Club, the Civic Division of the Women’s Club, and the Trades and Labor Congress invited Charles M. Robinson to Dubuque. Charles Mulford Robinson (1869–1917) was the author of a book entitled *The Improvement of Towns and Cities: Or the Practical Basis of Civic Aesthetics*. Then living in Boston, Robinson was becoming an important figure in the burgeoning field of urban planning. Local groups commissioned him to visit Dubuque and prepare a beautification report for the city.⁴ In addition to asking for general suggestions to make Dubuque more beautiful, the three sponsoring groups suggested that Robinson should focus on “the removal of eyesores,” and “give special attention to the proposed riverfront park,” which civic leaders hoped might “become a reality” as a result of his visit.⁵

Robinson soon completed *A Report for the Improvement of Dubuque, Iowa*. In it, he recommended “the creation of a park commission and development of large parks throughout the community.”⁶ He was impressed with the community’s natural beauty, and his report referenced a few possible locations for park development. These included Eagle Point, which he described as “. . . an extraordinarily noble site, the great wall of rock rising sheer from almost the river’s edge and affording superb views up and down the stream.”⁷

In 1908, a citizen’s committee formed with the goal of creating Eagle Point Park. The civic groups soon helped make possible the initial purchase of approximately 100 acres of land to create the park. (Additional land purchases would eventually increase the park to its present size of 175 acres.) The following year, civic leaders asked Robinson to lay out the park. He and landscape architect and civil engineer Charles Nassau Lowrie (1889–1939) produced an original plan for the park. The duo created “. . .

³ William H. Wilson, *The City Beautiful Movement* (Baltimore, Maryland: The Johns Hopkins University Press, 1989), 1.

⁴ “Will Make City Beauty’s Home—Charles M. Robinson Will Tell Dubuquers Hot to Proceed,” *Dubuque Telegraph Herald*, August 26, 1907, 2.

⁵ “Will Beautify City of Dubuque—Charles Robinson of New York to Give Suggestions Here—Clubs Bring Him to City,” *Dubuque Telegraph Herald*, September 4, 1907, 8.

⁶ Julie Schlarman, “Eagle Point Park Historic District,” National Register of Historic Places Registration Form, United States Department of the Interior, National Park Service, 2017, Section 8, 48.

⁷ Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa*, 1907, 16.

a design for Eagle Point Park which took advantage of the site's natural qualities with few exceptions."⁸ In 1910, Dubuque's City Council adopted an ordinance formally establishing a Park Commission.⁹ Various park improvements were soon underway. By the 1920s, Eagle Point Park had paths, roads, an entry staircase, tennis courts, a shelter with a small, enclosed space known as the Riverfront Pavilion, and a Mediterranean Revival style open shelter named the Shiras Memorial (Figure 4).

During the park's early history, the City had agreed to transfer a half-acre of land at the edge of Eagle Point Park to the Eagle Point Lime Works in exchange for the construction of a stairway leading from Rhomberg Avenue to the park.¹⁰ The firm's quarry sat below the bluffs, directly abutting the park. In the early 1920s, representatives of Eagle Point Lime Works asked for permission to create a new quarry on approximately one acre of land within the boundaries of the park.¹¹

The Dubuque Park Board allowed Eagle Point Lime Works to buy the land for the quarry for an agreed-upon price and to make payments in stone that would be used for park improvements (Figure 5). Although the company went into receivership in 1924, subsequent owners continued to fulfill the terms of the agreement. By 1926, the Dubuque Stone Products Company had formed and acquired the quarry. This firm would continue quarrying rock at the base of the Eagle Point bluffs for several decades.¹² Although some park improvements exceeded the amount of stone that was transferred annually, the Park Board was able to purchase additional limestone at extremely low rates.



Figure 4. Mississippi River, looking north from Eagle Point Park Dubuque, postcard, circa 1920. (Source: Center for Dubuque History, FLB 4913)



Figure 5. Rock quarry at Eagle Point, Eagle Point Park in the distance, Dubuque, Iowa, postcard, circa 1920. (Source: Center for Dubuque History, FLB 4858)

⁸ Julie Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, United States Department of the Interior, National Park Service, 2017, Section 8, 52.

⁹ "An Ordinance Providing for the Election of Park Commissioners and Defining Their Duties and Powers," Dubuque City Council, February 3, 1910, 1910 February Council Proceedings (cityofdubuque.org).

¹⁰ "Eagle Point Park," Encyclopedia Dubuque, https://www.encyclopediadubuque.org/index.php/EAGLE_POINT_PARK.

¹¹ Letter from Eagle Point Lime Works to Dubuque Park Board, April 25, 1923.

¹² "Trappist Caskets: The Community of Eagle Point," *Julien's Journal*, February 26, 2021, <https://dev.julienjournal.com/sponsored/shades-of-dubuque/trappist-caskets-the-community-of-eagle-point/>.

New Deal Spurs Park Improvements

As was the case throughout the nation, the Great Depression made life extremely challenging for residents of Dubuque and surrounding rural areas. By the early 1930s, thousands of Dubuque workers had lost their jobs as factories and stores closed and banks failed. As nearby farms were decimated by drought, farmers and laborers moved to Dubuque in search of work. Opportunities were scarce until President Franklin D. Roosevelt was inaugurated in March of 1933 and quickly adopted New Deal policies and programs to stabilize the economy and put Americans back to work.

One of Roosevelt's first initiatives, the Civil Works Administration (CWA), which was organized under the Federal Emergency Relief Administration (FERA), began in early November of 1933. Within only a few short weeks, this program had begun to employ 1,200 Dubuque men, who earned up to \$15 per week working as laborers on public improvement projects.¹³ Only eighty of the workers in this first group of CWA workers were assigned to projects in Dubuque parks. However, Dubuque's Park Board was soon inspired when Harry Hopkins, the head of Roosevelt's FERA program, suggested that communities throughout the nation should utilize federal funds "through the CWA for park development wherever possible."¹⁴

By late December, 1933, Dubuque Park Board members had begun the process of applying for federal relief funds for improvements to Eagle Point Park as well as other projects in the park system.¹⁵ Charles T. Landon (1892–1964), Secretary of the Park Board, who served on the Dubuque County Emergency Relief Committee and as a local representative of the CWA, took an active role in the effort.¹⁶ Landon was informed that the Park Board would need ". . . an experienced landscape architect so they could qualify for Civil Works Administration (later Works Progress Administration) funds and put local citizens back to work."¹⁷

To help find a suitable candidate for the position, Landon reached out to a colleague in Chicago, Virgil K. ("V. K.") Brown. At that time, a movement was underway in Chicago to merge the city's twenty-two independent park commissions into a single agency, the Chicago Park District. A nationally respected parks professional who then served as Superintendent of Playgrounds for the South Park Commission, Brown would soon be appointed to head the new Chicago Park District's recreation department.¹⁸ When Landon asked him if he knew of a possible candidate for the Dubuque position, Brown recommended Alfred Caldwell, a talented landscape architect who was then working on CWA-funded projects in the South Park System. Brown mentioned the Dubuque position to George T. Donoghue, General

¹³ "One Thousand Men at Work Here for CWA," *Dubuque Telegraph Herald and Times Journal*, November 27, 1933, 10.

¹⁴ "Park Board Prepares Development Plan," *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

¹⁵ Alfred Caldwell, "Atlantis and Return," *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, Dennis Domer, ed. (Baltimore, Maryland: The John's Hopkins University Press, 1997), 122.

¹⁶ "Dubuque Men to Work Under CWA Program," *Dubuque Telegraph Herald and Times Journal*, November 20, 1933, 13; and "Predict New Buying Wave in Coming Year: Federal Program is Big Factor in National Recovery," *Dubuque Telegraph Herald and Times Journal*, December 17, 1933, 23.

¹⁷ Richard Guy Wilson, "Themes of Continuity," in *Modern Architecture* (Ames, Iowa: Iowa State University, 1991), 203.

¹⁸ "Plan Program to Help Boys' Girls' Tennis," *Chicago Tribune*, May 13, 1934, 33.

Superintendent of the South Park Commission. Donoghue called Caldwell into his office, told him about the position, and suggested that he apply for it.¹⁹

Alfred Caldwell's Early Background

Born in St. Louis, Alfred Caldwell (1903–1998) moved to Chicago with his family during his early childhood. He was the third of six children, and his parents often struggled to make ends meet. But his family's financial woes didn't dampen young Alfred's imagination or his sense of intellectual curiosity: "Caldwell was a thinker and a philosopher early on."²⁰ He loved poetry, literature, nature, and art and he possessed natural artistic talent. A product of the Chicago Public Schools, he attended Lakeview High School, where he studied under several influential teachers including Dr. Herman Silas Pepoon, an accomplished botanist and naturalist, and the author of *An Annotated Flora of the Chicago Area*, a classic book on native Midwestern plants.

Another important figure in Caldwell's early life was Charles A. Tirrell. A landscape architect and engineer, Tirrell was married to one of Caldwell's cousins. Tirrell had a degree from the Massachusetts Agricultural College (which later became the University of Massachusetts, Amherst) and encouraged Caldwell to attend a university where he could study landscape architecture. Having worked at various jobs since he was quite young, Caldwell scraped together enough money for the tuition and enrolled in the landscape architecture department of the University of Illinois at Champaign-Urbana.²¹

Charles Tirrell frequently served as a consultant to Jens Jensen (1860–1951), a Danish immigrant who had begun working as a laborer for Chicago's West Park System and had risen to become the general superintendent and chief landscape designer of the West Park Commission. Jensen eventually became recognized as one of the nation's most prominent landscape architects and conservationists. Today, he is often recognized as "Dean" of Prairie style landscape design.²²

Tirrell often talked to Caldwell about Jensen and his philosophies and projects. The young, aspiring landscape architect was always eager to hear these stories. Caldwell later described Tirrell as "a very capable man" who fully understood Jensen and his vision. Tirrell had direct knowledge of Jensen's work because he was frequently hired to do "the engineering and the surveying" for Jensen's private commissions.²³ Around 1920, just before Caldwell was ready to head off to college, Tirrell offered to take him for a ride along the North Shore to meet Jensen in his private studio in Highland Park.²⁴ Caldwell was thrilled with this opportunity. Years later he remembered how he felt when he first arrived at Jensen's

¹⁹ Letter from George T. Donoghue to Charles T. Landon, January 26, 1934, Dubuque Park Division files.

²⁰ Domer, ed., *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, 3.

²¹ Julia Sniderman Bachrach, "National Historic Landmark Nomination Form for the Lincoln Park Lily Pool" United States Department of the Interior, National Park Service, December 2004, 13.

²² "Jens Jensen: 'Apostle of the Dunes,'" Indiana Dunes National Park, National Park Service, <https://www.nps.gov/people/jens-jensen.htm>

²³ Interview of Alfred Caldwell conducted by Robert Grese and Julia Sniderman, January 31, 1987, 3.

²⁴ Alfred Caldwell, "Oral History of Alfred Caldwell," Chicago Architects Oral History Project, interview by Betty Blum, Art Institute of Chicago, 1987, 4.

office in a rustic building on the edge of a ravine. He recalled being “tremendously” impressed and “practically intimidated” by Jensen.²⁵

Caldwell became disillusioned almost as soon as he began his studies at the University of Illinois. His finances were so tight that he had to drop some classes, and he was extremely bored with the classes that he had not dropped. Caldwell was especially put off by the academic Beaux Arts approach that the department took in teaching landscape architecture.²⁶ When he told one of his professors that he admired Jens Jensen’s naturalistic style, she told him “. . . you will not get very far in our department if you believe in Mr. Jensen.”²⁷

After only two semesters, Caldwell quit school and soon eloped with his sweetheart, Virginia Pullen (nicknamed Geda), a fourth cousin who had grown up in Cleveland.²⁸ The young couple settled in Chicago. Caldwell needed a job and thought that he would like to start his own landscape firm. Since he had no money to launch a business, he sought help from an acquaintance, George Donoghue.

A professional civil engineer, George Terry Donoghue (1884–1962) had previously served as the chief engineer for Chicago’s Lincoln Park Commission. At the time Caldwell approached him with a business proposition, Donoghue had an engineering office downtown in Chicago’s Wrigley Building, where he was also involved in speculative real estate projects. Donoghue agreed to set Caldwell up in business and even provided him with some space in his office. For the next year or two, the young landscape designer worked on many small projects. Although he made enough money to purchase his first car, Caldwell soon became dissatisfied again.²⁹

After suggesting that Caldwell should work for Jens Jensen, Charlie Tirrell arranged for an interview. By this time, Jensen was respected throughout the region for having “created a distinctly Midwestern style of parks, gardens, and estates.”³⁰ And, although his private practice had slowed during and just after World War I, by the mid-1920s the economy was booming, and Jensen was quite busy again.

Caldwell’s meeting with Jensen was not a typical job interview. The tall, red-haired, blue-eyed Scandinavian spoke passionately “about the need to save the wetlands, the Everglades, and the prairies.”³¹ He used the word ecology, a term that Caldwell had never heard before.³² Eventually, Jensen’s secretary brought in lunch for both men. Caldwell was mesmerized and barely spoke during the entire meeting. Finally, Jensen told him to return to the studio the following day to begin working.³³ The younger man was

²⁵ Caldwell, “Oral History of Alfred Caldwell,” 5.

²⁶ Caldwell, “Oral History of Alfred Caldwell,” 19.

²⁷ Caldwell, “Oral History of Alfred Caldwell,” 19.

²⁸ Bachrach, “National Historic Landmark Nomination Form for the Lincoln Park Lily Pool,” 14.

²⁹ Bachrach, “National Historic Landmark Nomination Form for the Lincoln Park Lily Pool,” 14.

³⁰ Julia S. Bachrach and Jo Ann Nathan, *Jens Jensen: A Force of Nature: The Life and Work of Jens Jensen, A Collection of Essays* (Chicago: Chicago Department of Cultural Affairs, 2002), 8.

³¹ Domer, ed. *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, 6–7.

³² Caldwell, “Oral History of Alfred Caldwell,” 26.

³³ Caldwell, “Oral History of Alfred Caldwell,” 27.

enthralled because he felt he had finally found a mentor who could provide him with the kind of vision, education, and guidance he had “long been seeking.”³⁴

Influences of Jensen and Wright

Alfred Caldwell worked for Jensen for about five-and-one-half years, from 1925 to 1931. He served as a foreman on some of the renowned landscape architect’s most prominent projects including the Harley Clarke estate in Evanston, Illinois; the Florsheim estate in Highland Park, Illinois; and the Edsel and Eleanor Ford Estate in Grosse Pointe Shores, Michigan.

Jensen’s foremen (sometimes called superintendents) played an important role in his office. “Recognizing the difficulty of representing many of his [Jensen’s] design ideas in two-dimensional drawings, he [Jensen] came to regard plans as little more than a general framework for what would actually be developed.”³⁵ This meant that the foreman on a project had to “interpret and implement his [Jensen’s] ideas in the field.”³⁶

Caldwell later reflected on how much he learned while working for Jensen. He said that the small jobs he had previously produced were “a bit like a peanut barrel business and here I was involved in big things, big operations.”³⁷ Since tractors were not available at that time, much of the landscape construction had to be done with teams of horses and men.³⁸ Caldwell’s responsibilities included excavating lakes and reflecting ponds, quarrying and laying stone, and digging up and transplanting native shrubs and trees from the countryside, if they could not be obtained from nurseries. Jensen and Caldwell had great admiration for one another, and the two formed a close bond (Figure 6 and Figure 7).

Over the years, Tirrell and Caldwell had many conversations about the work of Louis Sullivan, Frank Lloyd Wright, and other progressive architects who are now considered members of the Prairie School. Jensen often created landscapes for buildings designed by these architects. However, as Caldwell later explained, “Jensen never talked much about architecture. What was important was his attitude towards things in general.”³⁹ Architectural historian Richard Guy Wilson summarizes the shared principles: “Jensen and the Prairie School architects held to the principals of broad simple organizing patterns and complex details, creating spatial experiences related to the landscape, utilization of common materials in an unpretentious manner, and freedom from east coast and foreign stylisms.”⁴⁰

³⁴ Bachrach, “National Historic Landmark Nomination Form for the Lincoln Park Lily Pool.”

³⁵ Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore, MD: The John’s Hopkins University Press, 1992), 190.

³⁶ Grese, *Jens Jensen: Maker of Natural Parks and Gardens*.

³⁷ Caldwell, “Oral History of Alfred Caldwell,” 37.

³⁸ Caldwell, “Oral History of Alfred Caldwell,” 38.

³⁹ Richard Guy Wilson, “Alfred Caldwell Illuminates Nature’s Way,” *Landscape Architecture* 67, (September 1977), 408.

⁴⁰ Wilson, “Alfred Caldwell Illuminates Nature’s Way,” 408.



Figure 6. Jens Jensen and Alfred Caldwell, ca. 1945.



Figure 7. Columbus Park council ring, ca. 1925. Council rings are considered a signature element of Jensen's landscapes. Caldwell's inclusion of the stone benches in his designs reflects Jensen's influence. (Source: University of Massachusetts, Amherst)

A great admirer of Wright's work, Caldwell wanted to meet the famous architect. Sometime in the mid- to late- 1920s, while quarrying stone near Spring Green, Wisconsin for Jensen's Edsel and Eleanor Ford project, "Caldwell stopped at Taliesin to meet Frank Lloyd Wright, who had already become a hero to him."⁴¹ The two had a warm rapport, and other visits soon followed. Before long, Wright would have an enormous impact on Caldwell and his work.

Due to the financial hardships of the Depression, by 1931, Jensen could no longer provide opportunities for his foremen. Life quickly became difficult for Caldwell, who by then had a wife and baby daughter to support. After completing a few small private landscape projects, Caldwell found himself without any prospects. Wright had just founded the Fellowship, an apprenticeship program in which architectural students came to live with him and his wife Olgivanna at Taliesin. Wright asked Caldwell to join him, suggesting that the two would be "farmer-architects."⁴² Geda did not want to go to Taliesin, so she and the baby went to stay with her parents. Caldwell spent about three weeks at Taliesin and though this gave him a substantial amount of time with Wright, he was bored, lonely, and even hungry, because Wright's budget was tight and food was scant.

When asked years later what he learned while living at Taliesin, Caldwell replied: "I learned enormously but not specific things. The feeling of architecture that floats in space. I shall have that all my life, that dream."⁴³

After he returned home, Caldwell found small jobs here and there. Finally, after George Donoghue secured CWA funding in late 1933, he came to Caldwell's rescue once again by hiring him to help design and

⁴¹ City of Chicago, Department of Planning and Development, "Alfred Caldwell Lily Pool: Preliminary Landmark Report," May 2, 2002, 5.

⁴² Caldwell, "Oral History of Alfred Caldwell," 52.

⁴³ Caldwell, "Oral History of Alfred Caldwell," 54.

implement landscape projects for the South Park Commission. Caldwell's major assignment was to help design and plant a Japanese Garden on the Wooded Island in Jackson Park.⁴⁴ Caldwell's position was only temporary. So, when V. K. Brown told Donoghue that the Dubuque Park Board was looking for a new superintendent to oversee CWA projects, Donoghue not only suggested that Caldwell apply, but he also offered to write a letter of recommendation.

Dubuque Superintendent of Parks Position

On January 4, 1934, the Dubuque Park Board met and agreed to authorize the agency's formal application to CWA Project No. 3, which involved hiring a new superintendent to plan and oversee improvements to Eagle Point Park. Several weeks later, the Park Board held a Special Meeting approving the transfer of \$2,270 and allowing the use of Park Commission tools, materials, equipment and services for the project.⁴⁵

On January 24, 1934, Caldwell began corresponding with Charles Landon in hopes of being selected as Dubuque's new park superintendent. In his first letter, Caldwell explained that he had worked in association with George Donoghue from 1923–1925, and following that, had spent a five-year period with Jensen, directing and constructing \$200,000 of landscape work.⁴⁶ He wrote:

Specifically, I can qualify as follows: I have a thorough knowledge of landscape and forestry. In addition, I have designed and built roads, bridges, and several swimming pools, one house, (and several recreation buildings, designed). I have a technical working knowledge of reinforced concrete construction. I can qualify as a quarryman and a stone mason. Aside from training, I have botanized over most of the Middle West. I am a student of ecology.⁴⁷

Caldwell also explained why he thought the Dubuque position would be a good match for him:

Partly out of the Jensen stimulus, I resolved, several years ago to secure a superintendent's position in some smaller park system. . . In a small park, even with a little money to spend, much might be done. It is out of the nature of things that the cheapest and nearest to hand, properly understood, is the best and most beautiful. All ugliness is expensive—certainly expensive to build.⁴⁸

With this initial letter to Landon, Caldwell attached two letters of recommendation—the one from Donoghue, and a shorter note that Jensen had written for him earlier, to use whenever he sought opportunities. Jensen's note said: "Caldwell is an artist—a poet. He is going to try new pastures—I wish him well joy and happiness. Alfred Caldwell is sincere and honest and well qualified."⁴⁹

Donoghue's letter was much more detailed. He explained that he had known Caldwell for about ten years. He noted that he and Caldwell had been associated in a landscape business together, and that he knew

⁴⁴ James O'Donnell Bennett, "Lovely Temple of 1893 Fair is Being Restored," *Chicago Tribune*, February 18, 1934, 7.

⁴⁵ "Minutes of Special Meeting of the Park Board," January 26, 1934, Dubuque Park Division files.

⁴⁶ Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934, Dubuque Park Division files.

⁴⁷ Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934.

⁴⁸ Letter from Alfred Caldwell to Charles T. Landon dated January 24, 1934.

⁴⁹ Letter from Jens Jensen titled (Copy), Dubuque Park Division files.

“... of no young man of similar age who is quite as qualified for a position of this kind.”⁵⁰ He went on to say that Jensen had told him “... at a luncheon one day that Caldwell was a genius.”⁵¹

Landon replied to Caldwell, with a letter that asked if he was married, requested information about his academic background, and inquired whether he could come to Dubuque in the near future, “to look over our property.”⁵² Caldwell wrote back explaining that he was married and had two children, and that although he had attended the University of Illinois only from 1921 to 1922, he believed “... then— and much more now— that the training necessary for a landscape gardener is not to be gotten out of school curriculum” but through “the most ancient of all school methods: apprenticeship.”⁵³ He provided some additional details on his work history and responded that he could come to Dubuque on a Saturday or Sunday morning, or even a weekday, if necessary.

An initial CWA budget of approximately \$160,000 had to cover all of the Eagle Point Project’s first year of costs, including the new superintendent’s salary.⁵⁴ While the board expected that it would eventually receive additional funds for a more ambitious project, with the initial budget it planned to build a Stone Shelter with bathrooms. This structure (later renamed the Indian Room) was intended for year-round use. Caldwell believed that it would be enjoyed by picknickers in the summer, and people strolling in the park during the spring and fall. He suggested that with a big fireplace, it would serve as “... a haven in winter to warm the adventurous, out for a walk in the snow.”⁵⁵ Around February 1, 1934, the board had Casimir “Casey” Krajewski, a local architect, select a site in the park and prepare an initial sketch of the shelter.⁵⁶

The Park Board arranged for Caldwell to come to Dubuque on Sunday, February 11, 1934. He took the Illinois Central Railroad train from Chicago and arrived early in the morning. Dubuque Park Board President Glenn Brown, Landon, and one other member of the board drove Caldwell to Eagle Point Park. Landon later noted that during this site visit they “gave Mr. Caldwell the sketch, and he suggested some little change in the site.”⁵⁷

On February 16, 1934, less than a week after Caldwell had come to Dubuque, Landon sent him a follow-up letter. In it, he noted that and his cohorts “appreciated” and “enjoyed,” Caldwell’s visit, and he explained that the Park Board had been trying find a way to pay a superintendent’s annual salary of more than \$1,800, but due to the district’s budgetary problems, he didn’t think this would be possible.⁵⁸ When Caldwell read this letter, he was unsure whether it had been intended as a formal job offer. In his reply, Caldwell wrote that he had “felt all along that the salary matter should not be the main consideration,”

⁵⁰ Letter from George T. Donoghue to Charles T. Landon dated January 26, 1934.

⁵¹ Letter from George T. Donoghue to Charles T. Landon dated January 26, 1934.

⁵² Letter from Charles T. Landon to Alfred Caldwell dated January 31, 1934.

⁵³ Letter from Alfred Caldwell to Charles T. Landon dated February 2, 1934.

⁵⁴ Wilson, “Alfred Caldwell Illuminates Nature’s Way,” 409.

⁵⁵ Caldwell, “Atlantis and Return,” *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, Dennis Domer, ed., 122.

⁵⁶ Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934, Dubuque Park Division files.

⁵⁷ Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

⁵⁸ Letter from Charles T. Landon to Alfred Caldwell dated February 16, 1934, Dubuque Park Division files.

and stated that if Landon's previous letter had been an official offer, that he would accept the position.⁵⁹ Caldwell also noted that he believed that it was imperative for him to return to Dubuque as soon as possible.⁶⁰

In his reply letter of February 22, 1934, Landon stated:

We feel that we should start this building at once, but in talking the matter over with Mr. Brown this morning, he feels, and I agree with him, that you should have complete say so, as to the type of building to be put up. Therefore, we intend to start on this job next Monday morning, and we are wondering if you would be willing to come to Dubuque again next Sunday.⁶¹

The board had informed the existing superintendent, Herbert Peters, that he would be demoted to serve as Caldwell's foreman.⁶² Landon's follow up letter suggested that Caldwell should return to Dubuque quickly, so that he could "... explain to Peters exactly the type of rock to get out of our quarry, so that this work can be completed next week, so that when you come the foundation will be in and ready for the stone work from the ground up."⁶³

Caldwell felt strongly about taking full control of the design and construction of the Stone Shelter. He managed to return to Dubuque on February 25, 1934, only three days after Landon had written the third letter to him. The Park Board wanted him to stake out the building so that laborers could begin excavating the foundation.⁶⁴ When Caldwell explained that he did want to follow Krajewski's sketch, the Park Board members insisted there wasn't enough time for new drawings to be prepared. In a 1987 interview, Caldwell recalled that when he was dropped off at his hotel, he told the members of the Park Board, "I'll do the plan tonight."⁶⁵ He said:

I went up the street and found a store where I could buy a small drawing board, paper, a t-square, a triangle, and a pencil or two. I took it back and started to work. I laid it down about six o'clock the following morning. I worked continuously, all through the night until six o'clock and then the telephone rang at nine o'clock in the morning and they said, "We're in the lobby." I said, "One moment." I took it off the board and took it down to them. It was finished.⁶⁶

⁵⁹ Letter from Alfred Caldwell to Charles T. Landon dated February 20, 1934, Dubuque Park Division files.

⁶⁰ Letter from Alfred Caldwell to Charles T. Landon dated February 20, 1934.

⁶¹ Letter from Charles T. Landon to Alfred Caldwell dated February 22, 1934, Dubuque Park Division files.

⁶² Although Caldwell was told that Peters understood the situation and was fully accepting of it, Peters did not work under Caldwell for long. According to Glenn Brown's memo of May 5, 1934, Peters claimed that while he was bending reinforcing rods on March 12, 1934, he aggravated his stomach ulcers, which caused him to file for disability compensation.

⁶³ Letter from Charles T. Landon to Alfred Caldwell dated February 22, 1934.

⁶⁴ Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

⁶⁵ Caldwell, "Oral History of Alfred Caldwell," 60.

⁶⁶ Caldwell, "Oral History of Alfred Caldwell," 60.

During the last fifteen or twenty years of his life, Caldwell often reflected on the early years of his career and told the story about staying up all night in his room in Hotel Julien and designing the Stone Shelter. Sometimes he indicated that he created a single drawing that night, and other times he suggested that he produced a full set of drawings.⁶⁷ Although the initial drawing or drawings have never been found, a Memorandum from Glenn Brown to Charles Landon recently discovered in the files of the Dubuque Park District refers to a foundation sketch that Caldwell prepared during his second visit. Brown wrote that Caldwell had “worked out” this sketch so that he could “set the stakes with a view of starting the work right away.”⁶⁸ The memo also states that because Caldwell created the sketch and laid out the stakes, some of the construction began even before Caldwell returned to Dubuque to begin working as Park Superintendent.⁶⁹

Caldwell Creates Park Plans and Begins Stone Shelter Construction

The Dubuque Park Board formally appointed Alfred Caldwell as Park Superintendent on March 8, 1934. A few days later, the *Dubuque Telegraph Times Herald* reported, “Mr. Caldwell has started a study of the Dubuque Park System preliminary to the outlining of a plan of landscaping and developing.”⁷⁰ The article noted that Caldwell would eliminate “haphazard methods in park development” and provide a vision to enhance the natural beauty of Dubuque’s parks.⁷¹

In the first few weeks in his new position, Caldwell’s immediate priority was to complete plans for the Stone Shelter while its foundation was being constructed. After he spent long days with workmen pouring concrete, Caldwell would come home, have dinner with his family, and then clear off the dining room table to spend long hours in the evening preparing drawings.⁷²

Caldwell was deeply inspired by the site’s natural landscape, especially its abundant supply of native stone. Because of its geological history, Caldwell believed that “. . . horizontal stratification, so apparent in the limestone cliff or the stone quarry” represented the “truth” or “principle of the stone.”⁷³

In a memoir entitled *Atlantis and Return*, Caldwell suggested that he had “planned the walls of the park building as in-and-out cadences of horizontal bands.”⁷⁴ He went on to explain:

The sun would strike the projected courses of stones, and they would cast their shadows on the walls. The wall would have over its surface these fluctuating bands of sunlight and shadow,

⁶⁷ Dennis Domer, who collaborated with Caldwell to publish *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, suggests (page 15) that in the course of the evening Caldwell prepared “two sections, an elevation, details, and perspective.”

⁶⁸ Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

⁶⁹ Memorandum from Glenn Brown to Charles T. Landon, May 5, 1934.

⁷⁰ “Park Board Prepares Development Plan,” *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

⁷¹ “Park Board Prepares Development Plan,” *Dubuque Telegraph Herald and Times Journal*, March 11, 1934, 13.

⁷² Caldwell, “Atlantis and Return,” *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, Dennis Domer, ed., 126.

⁷³ Caldwell, “Atlantis and Return,” 126.

⁷⁴ Caldwell, “Atlantis and Return,” 126.

moving in expressive rhythms, musical in character. At the same moment this would be a method of building stone masonry so simple, so natural, and so easy in execution that on extensive work such as this it would save many thousands of hours of labor.⁷⁵

Caldwell had envisioned the Stone Shelter as part of an ambitious plan that he called the “City in a Garden.”⁷⁶ The project would include several stone buildings, stone ledges and terraces, a large public garden with a naturalistic reflecting pool and waterfall, stepping-stone paths and walkways, and a series of circular stone benches, called council rings. The landscape and interrelated buildings would be expressive of the Prairie style (Figure 8). In his memoir, Caldwell wrote that he “. . . planned it to be a miracle of nature, as if in some unaccountable way just this space of the beautiful earth had been left unspoiled.”⁷⁷

In addition to beauty, durability, and affordability, the Eagle Point Park project provided excellent work-training opportunities for laborers. Caldwell later noted, “All of the work was original; it had never been done before, and the workmen had to be trained to do it.”⁷⁸ He personally taught the men how to grade the site, cut and lay the stone, and even to build the wooden tables and benches he had designed for the building.

In the summer of 1934, as the Stone Shelter’s exterior walls and roof reached completion, the *Dubuque Telegraph Herald* began providing extensive coverage about the project. Headlined “‘Poems in Stone’ Are Being Written at Eagle Point Park; Use Nature’s Gifts,” an August 12, 1934 article reported that under the direction of Alfred Caldwell, the new Park Superintendent, an “intelligently planned ‘nature helping’ program” had been launched in the park system.⁷⁹ Noting that Caldwell’s approach “. . . does not attempt in any sense to improve upon nature, but has as its purpose the use of nature’s gifts,” the story was illustrated with an overall view and close-up photograph of the Stone Shelter.⁸⁰ It explained that when completed, the two-story building would provide bathroom facilities, shower and dressing rooms for tennis players, and community rooms where groups could gather in both summer and winter (Figure 9 and Figure 10).⁸¹

By early December, Caldwell and his men were at work building a large fireplace for the Stone Shelter’s community room. With an enormous hearth opening, the fireplace was meant to emulate “the pioneer fireplaces which provided all the heat for the early American dwelling.”⁸² Caldwell’s design for the large

⁷⁵ Caldwell, “Atlantis and Return,” 126.

⁷⁶ “Start Another Unit in Park Program,” *Dubuque Telegraph Herald and Times Journal*, November 25, 1934, 7.

⁷⁷ Caldwell, “Atlantis and Return,” 130.

⁷⁸ Caldwell, “Atlantis and Return,” 134.

⁷⁹ “‘Poems in Stone’ Are Being Written at Eagle Point Park; Use Nature’s Gifts,” *Dubuque Telegraph Herald and Times Journal*, August 12, 1934, 3.

⁸⁰ “‘Poems in Stone’ Are Being Written at Eagle Point Park; Use Nature’s Gifts,” *Dubuque Telegraph Herald and Times Journal*, August 12, 1934, 3.

⁸¹ “‘Poems in Stone’ Are Being Written at Eagle Point Park; Use Nature’s Gifts,” *Dubuque Telegraph Herald and Times Journal*, August 12, 1934, 3.

⁸² “Start Work on Fireplace in Park Building,” *Dubuque Telegraph Herald and Times Journal*, December 2, 1934, 13.

fireplace featured a prominent lintel of native stone that would be lightly carved with subtle geometric lines.⁸³ A smaller fireplace would be built on the balcony level (Figure 11 and Figure 12).

By this time, Caldwell had begun preparing plans for two other buildings that were part of his overall vision for the park—a Reservoir/Bridge/Concession Stand Building (often called the Bridge Complex) and a Pump House/Tool Room (now known as the Veranda Rooms) (Figure 9 and Figure 10). Both structures would be built of the same native stone as the Stone Shelter.

The larger structure (Bridge Complex) was originally intended to serve as reservoir to provide water service, which had long been lacking in Eagle Point Park.⁸⁴ This building was designed with a lookout tower that would provide a commanding view of the entire park. The structural design also featured a “roofed bridge that would extend across a roadway through the park.”⁸⁵ Nearby, a more modest structure would serve as the pump house and provide space for the storage of tools and equipment.

⁸³ “Start Work on Fireplace in Park Building,” *Dubuque Telegraph Herald and Times Journal*, December 2, 1934, 13.

⁸⁴ “Start Another Unit in Park Program,” *Dubuque Telegraph Herald and Times Journal*, November 25, 1934, 7.

⁸⁵ “Start Another Unit in Park Program,” *Dubuque Telegraph Herald and Times Journal*, November 25, 1934, 7.

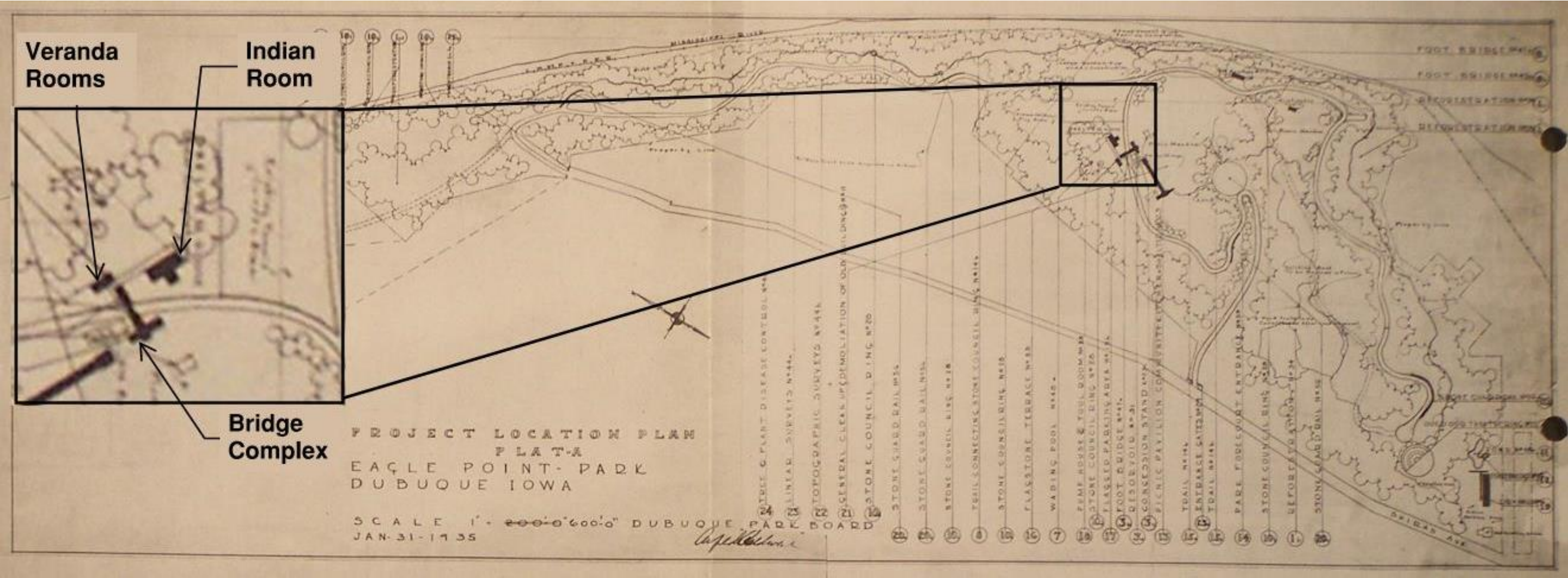


Figure 8. Caldwell's plan for Eagle Point Park showing the Foot Bridge (present day Bridge Complex), Pump House and Tool Room (present day Veranda Rooms), and the Flagstone Terrace (present day Indian Room). (Source: Dubuque Museum of Art)

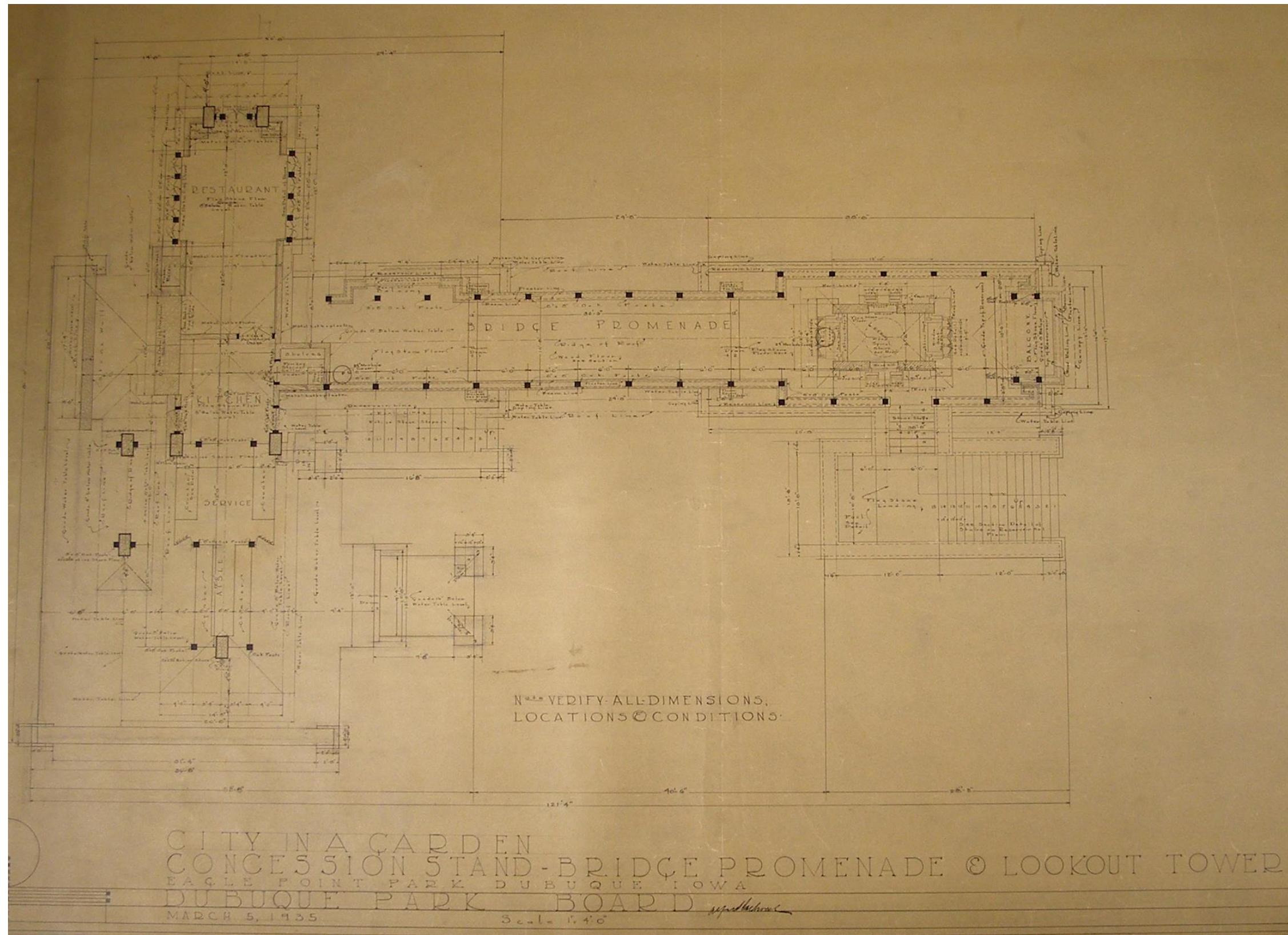


Figure 9. Original plan drawing of the Bridge Complex, dated March 5, 1935. (Source: Dubuque Museum of Art)

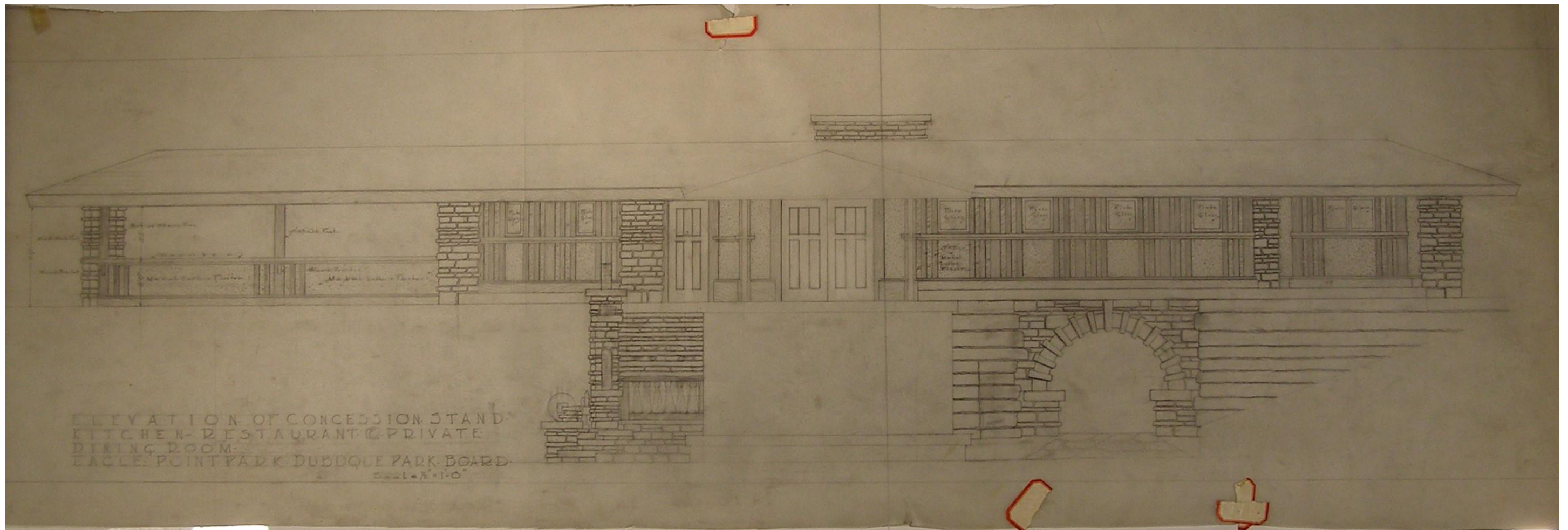


Figure 10. Original elevation of the Bridge Complex. (Source: Dubuque Museum of Art)



Figure 11. This photograph appeared in the *Dubuque Telegraph Herald* on November 25, 1934, in an article entitled “Start Another Unit in Park Program: Water Reservoir to Form Foundation for Lookout Tower.” The caption explains, “Workmen are shown in the photograph above engaged in the finishing of a foundation constructed for a reservoir to be built in Eagle Point Park. This, like other work in the park will be of native stone. It is the plan of Alfred Caldwell superintendent of parks and creator of the rock work in the park, to build a forge shelter to permit work on the reservoir to continue through the winter.”

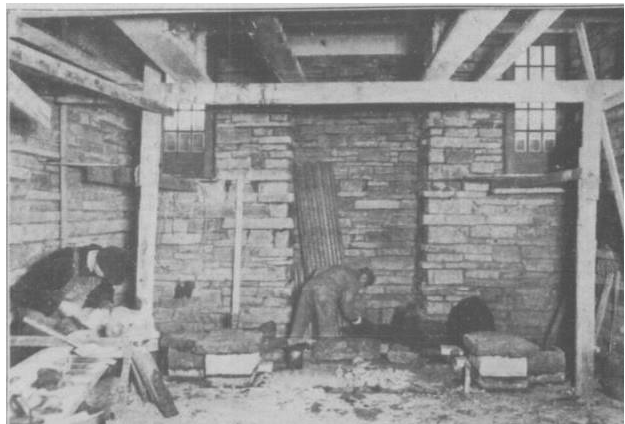


Figure 12. According to a *Dubuque Telegraph Herald* article of December 2, 1934, “. . . workmen had just completed the laying of the first layer of native limestone for the huge fireplace in the Eagle Point Park shelter house when the photograph above was taken.” Note that the fifteen-light single-leaf balcony doors shown in the upper portion of the photo are different than the existing Prairie Style-inspired doors.

CCC Camp Application

While the Stone Shelter was reaching completion in early 1935, Caldwell continued to focus on his ambitious “City in a Garden Plan.” He completed a project location plan for the Dubuque Park Board on January 17, 1935. In addition to identifying locations for landscape improvements such as stone council rings, a flagstone parking lot, a flagstone terrace, trails, and areas to be reforested, the plan showed locations for the Bridge Complex and Pump House/Tool Room, as well as a picnic pavilion/ community kitchen shelter building that was never realized (refer to Figure 9).

The Dubuque Park Board may have asked Caldwell to create the location plan as part of its efforts to secure federal funding to cover the costs of Eagle Point Park’s improvements as well as those for the somewhat smaller Grandview (now Murphy) Park. One strategy that the Park Board had begun pursuing was to apply to establish a local Civilian Conservation Corps (CCC) camp. The intent was to train CCC laborers and have them undertake the work at the two parks.

On February 9, 1935, the Dubuque Park Board completed a detailed camp application for submittal to the U.S. Department of the Interior, National Park Service, State Park Division.⁸⁶ The completed application

⁸⁶ Glenn Brown signed and notarized a completed Form A-4, N.P.S., February 9, 1935. Page 10 of this form is signed by Charles T. Larson, Secretary of the Dubuque Park Board. This page includes blank signature lines for federal officials to

form explains that over the previous year, federal Work Relief programs had initiated projects at Eagle Point Park that were then in various stages of completion. The form outlined various priorities that were likely written by Caldwell. They included completing the construction of the Reservoir/Bridge/Concession Stand Building, Pump House/Tool Room, and a stone terrace.

Listed as Priority 3, the application's description of the Reservoir/Bridge/Concession Stand Building noted that a single structure would accomplish several important goals:

The reservoirs are planned in order to increase and extend the present inadequate water supply. The footbridge abutting the two reservoirs is to provide safe crossing of the park road. Due to the traffic, this road is often dangerous to cross and as a result the park land on the other side (the west) is little used. The concession stand [would provide] space under roof where the operator of the concession could install lunch counters and a small kitchen. This is to replace a large and exceedingly ugly concrete structure now serving. The reservoirs are to be built of stone with interior reinforced concrete waterproof lining walls. The bridge is of light wood construction resting on two 10" x 16" struttled wood timbers. The concession stand space is [to be] of stone and wood construction.⁸⁷

In describing the Pump House/Tool Room (Priority #18), the application noted that the building was meant to replace an older dilapidated pump house that had been built of cast concrete:

The new building is of stone construction with a wood shingle roof. One side of the building abuts on [sic] the proposed flagstone terrace and a chimney on that side of the pump house gives a fine chance for a cooking group in connection with the use of the terrace. A forge is to be built in the building, and a place is to be made for the possible installation of a steam heat boiler to heat any of the buildings in this group, in the future.⁸⁸

Many of the priorities in the CCC form were for landscape improvement projects, such as footbridges, trails, a flagstone parking area, and a flagstone terrace. Listed as Priority 16, the stone terrace was described as "a fine promenade connecting with the shelter house, toilets, bridge and park areas," that would be of "flagstone construction with grass joints."⁸⁹

The application included a statement about the proposed stonework for Eagle Point Park that also seems likely to have been written by Caldwell. This one-page summary states:

Here in Dubuque, golden slabs of limestone lie underfoot everywhere; the stone is more plentiful than earth. It is proposed to use a great deal of this cheap and eloquent material. It is proposed to lay up the stone in a simple, imaginative, natural way, suitable to the capabilities of young and previously untrained workers.⁹⁰

indicate whether they recommend or do not recommend the project, suggesting that the application did not progress through the National Park Service.

⁸⁷ Glenn Brown, Form A-4, N.P.S., Priority 3, February 9, 1935.

⁸⁸ Glenn Brown, Form A-4, N.P.S., Priority 18, February 9, 1935.

⁸⁹ Glenn Brown, Form A-4, N.P.S., Priority 16, February 9, 1935.

⁹⁰ Glenn Brown, Form A-4, NPS, "Note on the Stone Work," February 9, 1935.

As Caldwell often expressed in interviews, presentations, and other written documents, this essay also emphasizes the symbolic importance “of the stone itself. The document notes that “taken chaste and uncut from the quarry,” the stone would be used in “conventionalized forms suggested and inspired by the out-cropping ledge in the landscape.”⁹¹

Construction Continues and WPA Approves Project 1935

In March of 1935, the Park Board opened the Stone Shelter for public use, even though it did not yet have plumbing or heating, and the exterior stone terrace had not yet been laid.⁹² The *Dubuque Telegraph Herald* reported that Red Wing Girl Scout Troop was the first group to utilize the building. The article has photographs showing Girl Scouts sitting on the custom-designed and built wooden benches at what was described as “the rather modernly designed table” at the center of the community room (Figure 13 through Figure 15).⁹³ Other groups also soon began to hold events in the Stone Shelter.

During the spring and summer of 1935, Caldwell was often the featured speaker for luncheons organized by Dubuque’s Art Association, garden clubs, and women’s organizations. Some of these events took place in Eagle Point Park, and Caldwell provided tours of the work that had been completed so far. By late October, the foundations had been laid for the Reservoir/Bridge/Concession Stand Building and Pump House/Tool Room. By this time, stone walls for the Bridge Complex’s two reservoirs were under construction.



Figure 13. Photograph from the *Dubuque Telegraph Herald*, dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image shows the fireplace on the balcony level.



Figure 14. Photograph from the *Dubuque Telegraph Herald*, dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image depicts the Girl Scouts at the table specially designed for that space. Note that the existing wood windowsill with built-in bench is not present in the photo. Also note that the vertical elements of the table do not appear to be functional.

⁹¹ Ibid.

⁹² “Girls First to Visit Shelter House at Park: Finishing Touches Being Put on Structure; Built with FERA Funds,” *Dubuque Telegraph Herald and Times Journal*, March 24, 1935, 13.

⁹³ “Girls First to Visit Shelter House at Park: Finishing Touches Being Put on Structure; Built with FERA Funds,” *Dubuque Telegraph Herald and Times Journal*, March 24, 1935, 13.



Figure 15. Photograph from the *Dubuque Telegraph Herald*, dated March 24, 1935, showing the Red Wing Girl Scout Troop, the first group to use the community room in the Stone shelter. The image shows the group gathered near the great fireplace in the community room.

The CCC camp proposal apparently did not move forward.⁹⁴ However, an announcement was soon made about an alternative proposal for federal funds to support the completion of Eagle Point Park. In 1935, President Roosevelt's administration replaced the CWA with a more ambitious New Deal Program called the Works Progress Administration (WPA). On November 10, 1935, the *Dubuque Telegraph Herald* reported that an "... allocation of approximately \$200,000 has been approved by district, state, and national WPA offices for the completion of ... [the] ... entire city in a garden plan, developed and planned in detail by Alfred Caldwell, superintendent of city parks."⁹⁵ The article stated that a force of 200 men would begin working in the park within the week, and that the entire program was expected to take one year to complete. It also noted that provisions were being made to allow construction to continue through the winter months (Figure 16 through Figure 18).

⁹⁴ As noted above, Form A-4, N.P.S., February 9, 1935, was not signed by federal officials and therefore may not have progressed through the National Park Service.

⁹⁵ "Park Project to Employ 200 Men: \$200,000 Will Be Spent at Eagle Point," *Dubuque Telegraph Herald and Times Journal*, November 10, 1935, 15.

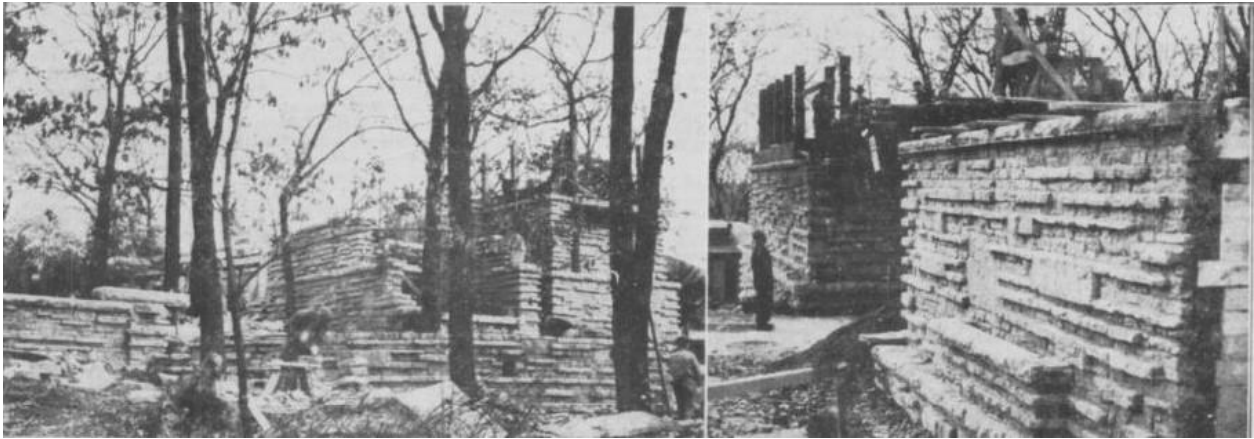


Figure 16. On November 10, 1935, the *Dubuque Telegraph Herald* published an article entitled “Progress of Work in Eagle Point Park Shown.” The article was illustrated with the two photographs above as well as a third photo of the pool and ledge garden. The photos shown here were captioned, “Photographs above show two views of the twin reservoirs being constructed in Eagle Point Park as part of the “city in a garden plan” developed for the park by Alfred Caldwell superintendent of parks.”



Figure 17. The reflecting pool, also known as the fish pond, was an important feature of the ledge garden, ca. 1935. (Source Dubuque Park Division)



Figure 18. By the fall of 1934, some of Caldwell's landscape improvements had also been completed. This photograph showing members of the Dubuque Women's club gathered at one of the Eagle Point Park council rings was published in the *Dubuque Telegraph Herald* on November 11, 1934.

Caldwell's Dismissal

The Dubuque Park Board dismissed Caldwell from his position as superintendent in mid-January of 1936. Many years later, when reflecting on his life, Caldwell said that throughout his career he was often misunderstood and disliked, and he claimed to have been “fired from every job he ever had.”⁹⁶

It is clear that many of Caldwell's associates in Dubuque did not like him. Caldwell had very high standards for his colleagues and subordinates, and his intense drive and passionate nature were not always

⁹⁶ Domer, ed., *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, 17.

appreciated by those who worked with him. Decades after the park was completed, J. J. "Joe" Hail, who had long served as Dubuque's Water Superintendent, recalled an incident when Caldwell had tried to pick a fistfight with him over a disagreement regarding a water issue in the park. Hail said that on another occasion, "Caldwell convinced reluctant WPA crews to work in the rain by rolling himself in the mud."⁹⁷

Despite his reputation as a difficult person, Caldwell's sudden dismissal by the Dubuque Park Board after the WPA approved the Eagle Point project has always been somewhat perplexing. On the day he was fired, the *Dubuque Telegraph Herald* reported that Caldwell was discharged due to his failure ". . . to speed up the development program at Eagle Point Park, made possible by WPA funds and labor."⁹⁸

This was a somewhat simplified explanation. The recent discovery of archival documents in the attic of the Dubuque Park Division offices sheds new light on this issue. Newly found minutes of various Dubuque Park Board meetings of mid 1930s indicate that in the months since the Eagle Point Park project was turned over to the WPA, the board struggled with Caldwell's failure to cooperate with the government engineers who had been put in charge of the work.

On January 14, 1936, the board held a special meeting in Charles Landon's office. (Caldwell was not invited to this meeting.) According to the meeting minutes: "It was felt that ample time had been given Mr. Caldwell to co-operate with the Government engineers in order to speed up the work. The members of the Board felt they were assuming too great a responsibility in keeping Mr. Caldwell on the job as their superintendent and insisting that the Government carry on the project as he directed."⁹⁹

At the conclusion of the meeting the Board asked Caldwell into the room and informed him of their decision. The Board then notified Charles F. Mosser that he had been appointed as Acting Superintendent.¹⁰⁰ Mosser had previously served as foreman under Caldwell, and the two seem to have worked well together. Mosser resigned from the position only three months later. The Board then appointed Wendelin Rettenberger to head the park system as General Foreman.¹⁰¹ A Bavarian immigrant horticulturist, Wendelin Rettenberger (1899–1987) had begun working for the Dubuque Parks Department in 1924 and had served as one of Caldwell's three main assistants.¹⁰² A month or two after Rettenberger's appointment as General Foreman, the Board changed his title to Superintendent. He remained in the position until 1952.

After Caldwell's dismissal, he returned to Chicago with his family and began working as a landscape architect for the newly consolidated Chicago Park District. He was extremely busy during this period producing designs and plans for important projects including Riis Park and Promontory Point (which are both listed in the National Register of Historic Places) and Lincoln Park's Foster to Montrose Extension and

⁹⁷ David Fyten, "40 Years Take Their Toll on Eagle Point Pavilions," *Dubuque Telegraph Herald*, September 15, 1974, 48.

⁹⁸ "Park Head Here Is Discharged," *Dubuque Telegraph Herald*, January 14, 1936, 2.

⁹⁹ "Minutes of Special Meeting of the Park Board," January 14, 1936, Dubuque Park Division files.

¹⁰⁰ Ibid.

¹⁰¹ "Minutes of the Park Board," April 9, 1936, Dubuque Park Division files.

¹⁰² "Rettenberger, Wendelin," *Encyclopedia Dubuque*, https://www.encyclopediaDubuque.org/index.php/RETTEBERGER,_Wendelin, accessed November 2024.

Lily Pool. (The entire park is listed in the National Register and the Lily Pool, now named the Alfred Caldwell Lily Pool, is also a National Historic Landmark). Caldwell must have felt somewhat embittered by the way he was treated in Dubuque, and he was fully occupied by his Chicago Park District position. But he remained passionate about the Eagle Point Park project, and thus Caldwell agreed to produce some plans for the Picnic Pavilion/Community Kitchen Shelter in Eagle Point Park in early 1936. (This fourth "City in a Garden" building was never built.)

Further Improvements and Enthusiasm for the Park After Caldwell's Departure

Construction progressed rapidly with the addition of WPA laborers. In the spring of 1936, the *Dubuque Telegraph Herald* stated that more than 120 men had been working on the park through the winter, despite an extremely cold period between mid-January and late February. Noting that substantial progress had been made on the completion of the park, the article provided laudatory descriptions of the T-shaped Bridge Complex including its distinctive stone tunnel and artistic fireplace.¹⁰³

In June of 1936, Joe Dillon, a Dubuque artist, completed a series of "Indian Lore" mural panels that extend across the tops of the walls in the Stone Shelter's first story public room (Figure 19). The project was sponsored by the WPA. Although "the artist admitted before he started the work that he knew little about Indians, except in drawing types," the theme may have been inspired by Caldwell's plans for some of the landscape features of the park.¹⁰⁴ For example, Caldwell had referred to naturalistic paths and Indian trails, and council rings as "rings of stone" where "Indians of North America gathered in circular groups for council war or peace."¹⁰⁵ The Stone Shelter began to be called the Indian Room by late summer of 1938 on account of the murals.¹⁰⁶

Born in Dubuque, Joseph P. Dillon (1905–1962) studied at the Columbia Academy in Dubuque and at Crane High School in Chicago. According to *Iowa Artists of the First Hundred Years*, he attended the . . . private Art School of M. F. French, Professor of Art at the University of Chicago, for two years, and one year traveling with the Reuben-Cherry carnival painting signs and side-show fronts."¹⁰⁷ Dillon's art career appears to have been short-lived. According to U.S. Census records, in 1940 and 1950, he worked as a painting contractor.

By the summer and fall of 1936, many Dubuque residents felt a strong sense of pride about the recent improvements to Eagle Point Park. In August, a carefully crafted model of the park's "City in a Garden" project was put on display at the Iowa State Fair in Des Moines. Works Progress Administration directors

¹⁰³ "Make Progress at Point Park," *Dubuque Telegraph Herald*, April 5, 1936, 15

¹⁰⁴ "Indian Lore is Murals Theme: Young Dubuque Artist Has Originality," *Dubuque Telegraph Herald*, June 7, 1936, 14.

¹⁰⁵ "Indian Council Rings of Stone for Dubuque Parks," *Dubuque Telegraph Herald and Times Journal*, August 26, 1934, 7.

¹⁰⁶ "First Peonies to be Planted: Civic Garden Clubs to Set Plants this Week," *Dubuque Telegraph Herald*, September 18, 1938, 2.

¹⁰⁷ Zenobia B. Ness and Louise Orwig, *Iowa Artists of the First Hundred Years* (Des Moines, Iowa: Wallace Homestead Co., 1939) 63.

told park officials that this miniature reproduction of the Dubuque park improvements" was the "only exhibit of its kind at the state fair."¹⁰⁸

Local excitement was extremely high on October 9, 1936, when President Franklin Delano Roosevelt and First Lady Eleanor Roosevelt visited Dubuque to view the WPA projects in the Eagle Point Park district. Thousands of people gathered to greet President Roosevelt and to hear him speak: "You have a very fine park here," he said, "and I wish that every city in the country could have one of equal beauty."¹⁰⁹ FDR then went on to make a pronouncement that has since become quite famous in Dubuque. He said, "We are glad to have had some part in improving your park, through WPA, and if you ask me, I think it was a very successful boondoggle."¹¹⁰



Figure 19. These photographs of Joe Dillon and close-up views of his mural appeared in the Dubuque Telegraph Herald on June 7, 1936.

Completion of WPA Work

When Eagle Point Park formally opened for the season on May 30, 1937, the *Dubuque Telegraph Herald* announced that visitors would "find the 'nature aiding' program carried out in the park nearly completed."¹¹¹ Despite the article's effusive descriptions of the Caldwell-designed improvements, much of the work had, in fact, not yet been finalized (Figure 20). By this time, the buildings still did not have plumbing. The Park Board had hoped that the City of Dubuque would build a sanitary sewer system at Eagle Point Park's entrance, but due to a shortage of funding, the project had not materialized. Thus, the Park Board made plans for a sewage disposal system in the park and had its men begin to construct a

¹⁰⁸ "Eagle Point Project Shown at State Fair," *Dubuque Telegraph Herald*, August 30, 1936, 4.

¹⁰⁹ "Dubuque Greets FDR: President and Party, Including Nation's 'First Lady,' Pause to Pay Tribute to Sen. Murphy, Views WPA Projects in Eagle Point District," *Dubuque Telegraph Herald*, October 9, 1936, 1.

¹¹⁰ "Dubuque Greets FDR: President and Party, Including Nation's 'First Lady,' Pause to Pay Tribute to Sen. Murphy, Views WPA Projects in Eagle Point District," *Dubuque Telegraph Herald*, October 9, 1936, 1.

¹¹¹ "Eagle Point Park Formally Opens," *Dubuque Telegraph Herald*, May 30, 1937, 12.

cesspool and septic tank on site.¹¹² Shortly thereafter, an agreement was made that the park would be annexed by the City and that the WPA would construct a water tower within the park's boundaries.¹¹³

With the changes in plans for the water system, the Bridge Complex would no longer need water reservoirs, and the Pump House/Tool Room would not have to house a pump. One of the Pump House/Tool Room's two rooms was converted into a park shelter (Figure 21 and Figure 22).¹¹⁴ The other room was to be used as a workroom and tool storage room and would later also be converted for public use as well (Figure 23). (The Pump House/Tool Room would become known as the Veranda Rooms by the mid- to late- 1940s.)¹¹⁵

Superintendent Rettenberger was very upset about the slow progress on completing construction of the park, and he believed that the inefficiencies and problems were being caused by the WPA. In late 1937, he was especially frustrated when he learned that the government planned to transfer the majority of the men working on Eagle Point to the Lock and Dam 22 Project, which was also an initiative of the WPA.

Rettenberger addressed his concerns by writing a lengthy letter pleading for more resources.¹¹⁶ He noted that even though the "Dubuque Park Board had doubled its sponsor's Contribution Pledge, the bureaucracy of the WPA failed to make the completion of Eagle Point Park a high priority."¹¹⁷

Superintendent Rettenberger pointed that many of the project improvements were only half completed. One example that he cited was the Pump House/Tool Room, which was meant to be used by laborers to continue working during the winter. Though it was already December, this structure did not yet have its stone facing or its chimney which would be essential for a stove and blacksmith forge.¹¹⁸

Despite having more limited resources, Rettenberger and his smaller WPA crew finally completed the "City in a Garden" improvements in 1938. In mid-May, as park staff worked diligently to complete final work before opening Eagle Point Park for the season, the *Dubuque Telegraph Herald* described updates that had been made to allow greater numbers of people to use the park shelters. In addition to converting the entire Pump House/Tool Room into a park shelter, the article noted that an innovative approach had been taken to allow large groups of people eat in the park restaurant spaces at the same time." This was accomplished through the creation of "combination bench-tables" that had been designed and built specifically for the promenade bridge dining rooms and the open-air flagstone terraces of the restaurant (Figure 24 and Figure 25).¹¹⁹ This report also noted that the city's water lines and sewer mains were being extended into the park.

¹¹² Letter from Superintendent Rettenberger to Park Board, December 10, 1937, Dubuque Park Division files

¹¹³ Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, Section 7, 19.

¹¹⁴ "Eagle Point Park Formally Opens: WPA Buildings Art Completed," *Dubuque Telegraph Herald*, May 30, 1937, 12.

¹¹⁵ "Miss Helen Wise Complimented at Picnic Shower," *Dubuque Telegraph Herald*, August 10, 1947, 24.

¹¹⁶ Schlarman, "Eagle Point Park Historic District," National Register of Historic Places Registration Form, Section 8, 75.

¹¹⁷ Letter from Superintendent Rettenberger to Park Board, December 10, 1937, Dubuque Park Division files.

¹¹⁸ Letter from Superintendent Rettenberger to Park Board, December 10, 1937.

¹¹⁹ Point Park Opens Next Sunday," *Dubuque Telegraph Herald*, May 15, 1938, 22.

Major dedication ceremonies were planned for all Eagle Point Park WPA projects as part of the Old Settler's Day five-day festival on August 20, 1938. Although rain showers dampened the planned picnic and dedication program, tens of thousands of people gathered, and when the weather cleared up that evening, they enjoyed an "Under Five Flags" pageant.¹²⁰



Figure 20. This photograph appeared in *Dubuque Telegraph Herald* on May 30, 1937, in an article entitled "Eagle Point Park Formally Opens: WPA Buildings Are Completed." The caption notes that the "new buildings in Eagle Point Park are almost entirely surrounded by flagstone courts." The photo indicates that the circular stonework element originally edged a large mature tree. A lamp post can be seen on the edge of the stone terrace and two metal poles are shown rising from the edges of the hipped roof. Note that the roof had no roof caps in this photo.



Figure 21. Early view of the Bridge Complex, circa 1937. (Source: Center for Dubuque History, TH563) This photograph shows a completed lamp post, and birch branch railings edging the road.

¹²⁰ "Huge Crowds See Festival Climax Here," *Dubuque Telegraph Herald*, August 22, 1938, 1-2.



Figure 22. Early detailed view of Bridge Complex, circa 1938. (Source: Center for Dubuque History, HMR367) This photograph shows the building before the road was lowered in the 1980s. This view includes a young paper birch tree in the foreground, and birch branch railings that edged the road.



Figure 23. View of Indian Room (previously called Stone Shelter), circa 1938. (Source: Dubuque Park Division files) The roof does not appear to have had ridge caps. This photo may have been taken when the curbing and steps were being laid. Some type of post can be seen near the building, and a portion of the road is edged by birch tree railings.



Figure 24. View of the Bridge Complex from the east, circa 1938. (Source: Dubuque Park Division files) This photo shows the original configuration of the building prior to the north end being fully enclosed. It also shows the original stone terrace around the structure, which was later repaved in concrete.



Figure 25. Interior view of Indian room, circa 1955. (Source: Dubuque Park Division files) This photograph shows that the low bench is still present near the window, but a picnic table has replaced the original table.

Development and Modifications to the Pavilions (1938-1974)

From the beginning, the Eagle Point Park Pavilions were well-loved and well-used. In March of 1940, the *Dubuque Telegraph Herald* reported that a total of 15,979 persons had used Eagle Point shelter houses, fireplaces and other facilities through the fiscal year that ended on March 11, 1940.¹²¹ This was more than twice as many people as had made reservations the previous year and approximately ten times the number as in the 1937–1938 season.

Demand for park shelters and pavilions continued to grow. To accommodate the high level of requests, a small WPA work building called the Terrace Room was converted into a picnic shelter and additional pavilions were constructed. Eagle Point Park, and especially the three Caldwell-designed structures, have remained extremely popular over the years.

Additional buildings were constructed and various updates and improvements were made to the park between the late 1930s and mid-1970s. Documentation of repairs to the three “City in a Garden” structures is limited. However, based on review of archival photographs and existing physical evidence, numerous repairs and alterations were performed. By the late 1940s, the roofs of all three buildings had been replaced and included rectangular-shaped sheet metal roof hip ridges (Figure 26). Between the 1940s and 1975, the wood post lanterns that populated the site were removed, decorative wood terrace railings were replaced with surface-mounted wrought iron railings, and metal grilles were installed on balconies at the west pavilion of the Bridge Complex and at the Indian Room (Figure 27 and Figure 28). Within the same period, electrical systems were replaced at the Indian Room and Veranda Rooms, resulting in the removal of two roof-mounted electrical posts at the south end of the Veranda Rooms and replacement of interior light fixtures (Figure 29). Circa 1965, the covered patio at the far north end of the east pavilion of the Bridge Complex was enclosed with wood-framed stucco-clad walls. In 1973, work was performed to replace the wood shingle roofs at the Veranda Rooms and Bridge Complex.¹²²

In 1974, the *Dubuque Telegraph Herald* ran a story in honor of the fortieth anniversary of the park. Entitled “40 Years Take their Toll on Eagle Point Pavilions,” the article stated, “One of Dubuque’s finest architectural landmarks, the Eagle Point Park shelter area,” is showing signs of deterioration” (Figure 30).¹²³ It outlined specific problems including deteriorated, broken, and buckled stone steps and slabs along the terrace, promenade, and walkway; original light fixtures that had been smashed; and one fireplace that had been bricked up. The article also noted that a year earlier, former assistant city planner Lawrence Sommer had placed the shelters and surrounding area on a list of potential local landmarks that should be preserved and protected and also recommended that the buildings be nominated to the National Register of Historic Places.¹²⁴

¹²¹ “Record is Set for Local Park,” *Dubuque Telegraph Herald*, December 3, 1940, 6.

¹²² “Eagle Point Park Building Construction Costs,” Dubuque Park Board, circa 1970.

¹²³ David Fyten, “40 Years Take Their Toll on Eagle Point Pavilions,” *Dubuque Telegraph Herald*, September 15, 1974, 48.

¹²⁴ Fyten, “40 Years Take Their Toll on Eagle Point Pavilions,” *Dubuque Telegraph Herald*, September 15, 1974, 48.

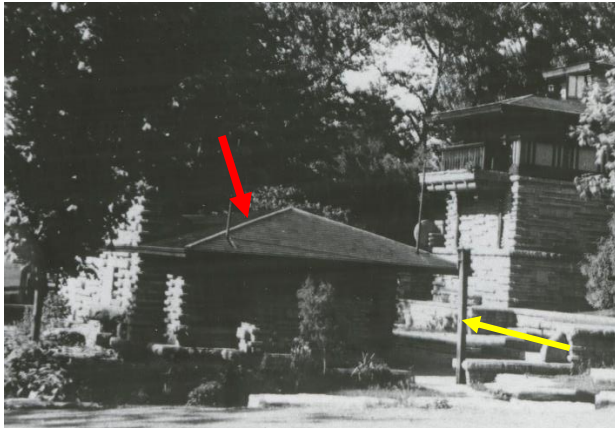


Figure 26. View of the south elevation of the Veranda Rooms, circa late 1940s. (Source: Center for Dubuque History at Loras College) The image shows the Veranda Rooms roof with ridge caps at the hip ridges (red arrow). Similar ridge caps are visible at the Bridge Complex, beyond. Note that the historic lamp posts remain (yellow arrow).

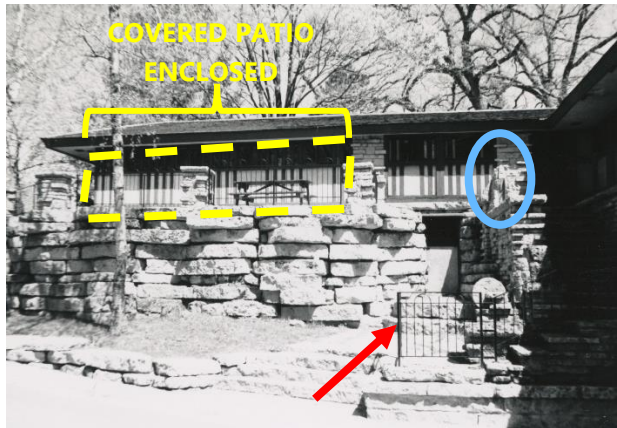


Figure 27. Bridge Complex, circa 1975. (Source: Center for Dubuque History, HMR398) This photograph shows the north wing after it had been fully enclosed (dashed rectangle). It also shows metal railings that replaced original wood railings (red arrows) and the location where a historic lamp post had been removed (blue oval).

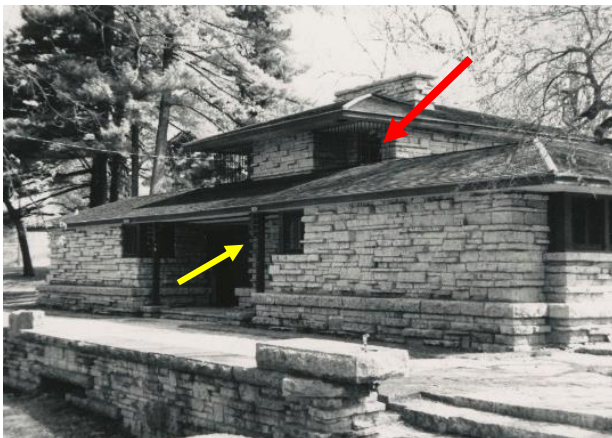


Figure 28. Indian Room, circa 1975. (Source: Center for Dubuque History, HMR 371) Metal railings had been installed as a safety measure at the balconies (red arrow). Note that original light fixtures remained at the wood posts leading to the restrooms (yellow arrow).



Figure 29. South elevation of the Veranda Rooms, circa 1973 (Source: Center for Dubuque History) The electrical posts that receive the main utility line have been removed. Repairs are visible in the shingle roofing where the posts were located (arrow)

Although the City of Dubuque did not begin the process of applying for National Register designation at that time, the Caldwell-designed features soon began to receive national attention. In 1977, architectural historians Richard Guy Wilson and Sidney K. Robinson included the park shelters in their book, *The Prairie*

School in Iowa.¹²⁵ In the same year, Wilson also published "'An Artist and Poet,' Alfred Caldwell Illuminates Nature's Ways," in *Landscape Architecture*, a widely distributed magazine for members of the landscape architecture profession in North America.¹²⁶ Emphasizing the relationship of the shelters to the site itself and the project's overall design, this article explains, "Well back from the bluff's edge, Caldwell located the park shelters, asymmetrically placed, woven into the landscape."¹²⁷

Over the years, numerous other articles and books brought national and even international attention to the significance of Caldwell's work at Eagle Point Park. These include *Architecture and Nature: The Work of Alfred Caldwell*, by Werner Blaser; *Modern Architecture in America: Visions and Revisions*, by Richard Guy Wilson and Sidney K. Robinson; and *Alfred Caldwell: The Life and Work of a Prairie School Landscape Architect*, edited by Dennis Domer.



Figure 30. Photograph from the *Dubuque Telegraph Herald*, dated September 15, 1974, depicting distress conditions at the Veranda Rooms terrace.

¹²⁵ Richard Guy Wilson and Sidney K. Robinson, *The Prairie School in Iowa* (Ames, IA: The Iowa State University Press) 1977, 29, 64-65.

¹²⁶ *Landscape Architecture Magazine*, <https://www.jstor.org/journal/landarch>, accessed November 2024.

¹²⁷ Wilson, "Alfred Caldwell Illuminates Nature's Way," 410.

Attention to the Park in the Late Twentieth Century

The City of Dubuque and the Dubuque Park Board had always taken great pride in Eagle Point Park's Caldwell-designed structures. There was growing concern in the 1970s as instances of vandalism were increasing. During the 1970s and 1980s, the City began addressing the need to improve and preserve the aging structures. Initial efforts included a new policy of charging for the use of the shelters and replacement of the cedar shingle roofs of the Veranda Rooms and Bridge Complex.

As awareness of the significance of the structures and concerns about deteriorating conditions continued to grow, the City of Dubuque undertook a project to repair and replace limestone in various locations of the complex. In 1980, work was performed to address some interior elements such as rebuilding the inside of fireplaces in the Indian Room and east room of the Bridge Complex, as well as numerous exterior elements including replacement of stone coping units at piers and parapet walls, resetting and replacement of deteriorated steps, and building portions of a retaining wall near the tunnel.¹²⁸

To help "offset maintenance fees, late-night rowdiness, and vandalism" the Dubuque City Council decided to adopt a park admission fee in 1982.¹²⁹ The fee of one dollar per car and five dollars per bus was instituted the following May. At that time, the Shiras Avenue entrance, which had long served as the main entryway into Eagle Point Drive, was closed. Although this south road had often been thought of as "a beautiful gateway to the park," it had proved problematic because the Bridge Complex which spans over the road was adequate for use by buses, and the building had been hit by buses prior to road closing.¹³⁰ To address this issue, the City of Dubuque commissioned a study in 1985 to consider various construction options.

The project that was selected lowered the roadway by just over 2-1/2 feet.¹³¹ Two other proposals called for raising the architecturally unique complex. This approach was deemed unfeasible by the City Council. Additionally, the two alternatives that called for raising the building complex to a higher grade would also have been more expensive than the road lowering project that was undertaken. After completion of the road lowering project, the south entrance was re-opened, and buses and other large vehicles were permitted to use the roadway (Figure 31).

In 1991, Alfred Caldwell returned for a visit to Eagle Point Park for the first time in many decades. He was delighted to see how intact many of the elements of his plan had remained. "I've never seen anything as well-preserved as what I've put in this park for you," Caldwell said, clarifying, "I know it sounds like I am flattering myself, but I'm flattering the people who did it."¹³²

¹²⁸ City of Dubuque, List of areas of flagstone, Bid documents, July 16, 1980, Dubuque Park Division files.

¹²⁹ Stacey Becker, "Investing in Recreation & Leisure in Dubuque," *Dubuque Telegraph Herald*, July 5, 2015, https://www.telegraphherald.com/news/tri-state/article_50c1a8fb-1d49-5ac4-bf89-c900911f292d.html, accessed November 2024.

¹³⁰ Steve Kraske, "Eagle Point South Entrance May Reopen," *Dubuque Telegraph Herald*, June 12, 1985, 3.

¹³¹ "Design and Engineering Investigation and Study," May 28, 1985, Dubuque Park Division files.

¹³² Matthew Gallo, "He Knows He's Good," *Dubuque Telegraph Herald*, July 23, 1991.



Figure 31. Bridge Complex with Road, circa 1985. (Source: Center for Dubuque History, HMR382) This image shows the Bridge Complex after the road had been lowered. The paper birch trees were mature by this time.

Renewed Attention to Eagle Point Park in the Twenty-First Century

In recent years, awareness of the significance of Caldwell's work at Eagle Point Park has continued to grow. In 2004, the Iowa Chapter of the American Institutes of Architects placed the park's structures on a selective list of the state's most influential structures of the previous century.¹³³ That same year, plans were developed for the renovation of the restrooms at the Indian Room. The plans called for replacement of the existing plumbing and electrical systems within the restroom wing and localized replacement of interior finishes.¹³⁴

In 2005, photos and information about the award-winning Caldwell-designed buildings were included in an exhibit at the Dubuque Museum of Art. Also in 2005, Steven Ulstad, a Dubuque architect, gave a presentation about Alfred Caldwell and his contributions to Eagle Point Park. The program was sponsored by the Dubuque Chamber of Commerce and moderated by a representative of the Dubuque County Historical Society.

Ulstad recognized that the shelter buildings needed to be preserved and in 2009, he developed rehabilitation plans for the Bridge Complex. The Dubuque City Council believed that this project could provide an excellent hands-on opportunity for students of carpentry. The Council voted unanimously to work with the Dubuque Building Trades program on the project.¹³⁵ The work was collaboratively undertaken by the City of Dubuque, Dubuque Community School District, and the Four Mounds Foundation. The project uncovered and reconstructed the Bridge Complex's original concession stand

¹³³ Emily Szeszycki, "Local Bridge, Park Shelters Honored for Architecture," *Dubuque Telegraph Herald*, October 16, 2004, 3A.

¹³⁴ *Indian Room Toilet Facility Renovation*, December 20, 2004. Anderson Design and Consulting, Inc, sheets 1.0 and 2.0.

¹³⁵ "Eagle Point Park Renovation," *Dubuque Telegraph Herald*, August 18, 2009, 3A.

which is now called the 'North Annex'.¹³⁶ Details, such as original paint colors, were based on studies of the building undertaken by Ulstad. Documentation of the project was not available for review; however, based on physical evidence, work likely included repair to the adjacent north terrace, reconstruction of the decorative wood terrace railing at the north terrace, and repainting of the Bridge Complex. The exterior face of the wood post and framing members, which had previously been painted red, was repainted dark brown.

In 2011, the Bridge Complex rehabilitation project received a Historic Preservation Award from the Dubuque County Historical Society. As part of the same program, the restoration of the Indian Room murals also received an award. Initiated by Cindy Steinhauser, the Dubuque Assistant City Manager and granddaughter of the original muralist, Joseph Dillon, the mural restoration project had been undertaken five years earlier. Steinhauser had several artists in her family and elicited the help of her mother, two sisters, and a niece to restore the mural.¹³⁷ Herb Klinkhammer of Colonial Painting and Decorating was also involved. According to the *Dubuque Telegraph Herald*, the group "removed the dark stain and graffiti that covered" the 1936 mural and repainted its original elements.¹³⁸ It appears that as part of the restoration, the murals were protected with acrylic glazing that was mounted to the wood frame of the mural.

Over the last decade, Heritage Works, a nonprofit organization dedicated to preserving Dubuque's architectural and cultural heritage, has been fostering interest in and revitalization efforts at Eagle Point Park. Duane Hagerty (1966–2024) President and CEO of Heritage Works, was deeply devoted to revitalizing Eagle Point Park. In 2015, he and his organization co-sponsored a program on the history of the park with the Community Foundation of Greater Dubuque and the Dubuque Museum of Art. The featured speaker was John Vinci, an acclaimed Chicago architect who had studied under Alfred Caldwell at the Illinois Institute of Technology. Vinci was deeply moved when he visited the park prior to the program. He was especially impressed with the materials and construction of the buildings and the way in which Caldwell's design represents "a microcosm of a small city."¹³⁹

The following year, Heritage Works helped organize a festival to celebrate Alfred Caldwell's work at Eagle Point Park. The event included docent-led tours of the park, a symposium with presentations by historians and landscape architects with expertise in Caldwell-designed parks, and a reception at the Dubuque Museum of Art in which Caldwell's original drawings were on display.

As the park and its pavilions continue to draw greater attention, the City and Park Department have conducted other rehabilitation projects. In recent years, the City undertook an ecological restoration effort to remove and replace invasive species, reduce mown turf areas, and reintroduce native species that may provide a more resilient landscape infrastructure. In addition, the Indian Room was reroofed in 2019 and the Bridge Complex was reroofed in 2022. The contractor for the reroofing projects was Gronen

¹³⁶ "Awards: Eagle Point Honored Twice," *Dubuque Telegraph Herald*, April 24, 2011, 12 A.

¹³⁷ Rob Kundert, "Restoring Mural Restores Memories," *Dubuque Telegraph Herald*, August 11, 2006, 2.

¹³⁸ "Awards: Eagle Point Honored Twice," *Dubuque Telegraph Herald*, April 24, 2011, 12 A.

¹³⁹ Megan Gloss, "A Crowning Achievement: Upcoming Presentation Details the Life of Alfred Caldwell and His Creation at Eagle Point Park," *Dubuque Telegraph Herald*, May 31, 2015, 8E.

Restoration, a Dubuque firm that specializes in preserving historic buildings. Park staff has continued to maintain the building by repairing and replicating original light fixtures and repairing the wood stairs at the Indian Room.

In recent years, Alfred Caldwell's design contributions have been attracting greater attention, and interest and appreciation for Eagle Point Park and its structures have continued to grow.

Chronology of Construction

Date	Event
1907	Charles Mulford Robinson visits Dubuque, recommends the creation of Eagle Point Park (EPP) and prepares <i>A Report of the Improvement of Dubuque</i> .
1908	A property of 100 acres is deeded to the City of Dubuque for the development of EPP.
1909	Charles M. Robinson and Charley N. Lowrie creates an original plan for EPP.
1909	Eagle Point Lime Works and City of Dubuque enter into an agreement transferring one-half acre of land to Eagle Point Lime Works in exchange for the construction of Rhomberg Avenue staircase.
1910	The Dubuque City Council adopted an ordinance formally establishing the Dubuque Park Board to oversee design and development of the City's parks.
June 17, 1910	Eagle Point Park (then 133 acres) is dedicated.
May 29, 1921	Shiras Memorial Shelter at EPP is completed and dedicated.
ca. 1924	City of Dubuque and Eagle Point Lime Works enter into agreement to exchange land for Proposed New Quarry in exchange for stone and other materials.
1933-1938	Zebulon Pike Lock and Dam #11 project is constructed on the Mississippi River with views from EPP.
January 24, 1934	Caldwell writes to the Dubuque Park Board expresses interest in the Park Superintendent position.
January 26, 1934	The Dubuque Park Board holds a special meeting to formally authorize the Civil Works Administration (CWA) project.
Early February, 1934	The Dubuque Park Board commissions architect C. I Krajewski to make a sketch and select a site for a proposed building in EPP.
February 11, 1934	Caldwell makes first visit to Dubuque and visits the site.
February 16, 1934	The Dubuque Park Board offers Caldwell the position of Park Superintendent, with a salary of \$1800 per year.

February 20, 1934	Caldwell accepts the job offer.
February 22, 1934	Charles Landon writes to Caldwell and says that the Stone Shelter must be built quickly and asks if he can come back to Dubuque as soon as possible to look at a sketch made by a local architect and prepare for construction.
February 25, 1934	Caldwell makes a second visit to Dubuque. Caldwell prepares a foundation sketch (and possibly other drawings) and begins staking out the foundation for Stone Shelter.
February/March 1934	CWA Authorizes EPP development project.
March 8, 1934	Caldwell formally begins working as park superintendent (he and his family lived at 127 N. Grandview Avenue).
March 11, 1934	The <i>Dubuque Telegraph Herald</i> announces that the Dubuque Park Board has prepared a city-wide park development plan submitted in response to request by Harry Hopkins, CWA administrator, and that work will be carried out under the direction of Caldwell; "a landscape architect of unusual ability and reputation."
May-June 1934	Caldwell completes plans for Stone Shelter Details including benches, Picnic Pavilion and Community Kitchen.
August 1934	The exterior of the Stone Shelter (later known as the Indian Room) nears completion.
December 1934	The Stone Shelter fireplace is under construction.
January 13, 1935	The <i>Dubuque Telegraph Herald</i> publishes "Human Hands Aid Nature Development," a full-page article describing the building.
January 1935	A fire in the stone shelter caused damage. Repairs are made to the wood framing and roof shingles in early February 1936.
February 1935	The Dubuque Park Board applied to the National Park Service for a Civilian Conservation Corps (CCC) camp for workers to work on projects at Grandview and Eagle Point Park.
March 5, 1935	Caldwell completes the plan entitled, "City in a Garden" Concession Stand-Bridge Promenade & Lookout Tower."
June 3, 1935	Caldwell completes "Plot Layout- City in a Garden," with general floor plans of the buildings.

November 1935	The Works Progress Administration (WPA) approves \$200,000 for the Eagle Point Park project.
January 1936	The Dubuque Park Board dismisses Caldwell. He returns to Chicago and begins working for the consolidated Chicago Park District.
April 13, 1936	Charles Mosser resigns as Acting Superintendent of Parks.
June 1936	Joseph Dillon, Dubuque WPA artist, finishes Stone Shelter murals.
August 1936	Model of EPP displayed at Iowa State Fair.
October 1936	Franklin Roosevelt and Eleanor Roosevelt visit Eagle Point Park; during this visit, the President looks over the model of the park and famously states, "I think it was a very successful boondoggle."
May 1937	The <i>Dubuque Telegraph Herald</i> announces that the park is open, WPA buildings are completed, and part of pumphouse has been converted into an auxiliary shelter house.
November 1937	The <i>Dubuque Telegraph Herald</i> reports that all grading and stonework around the buildings are completed and that Eagle Point Park has closed for the season.
May 1938	The <i>Dubuque Telegraph Herald</i> reports that combination bench tables (presumably a type of picnic table) have been constructed to accommodate large numbers of diners in the Bridge Complex including the restaurant terraces. The Toolhouse has been adapted for use as part of the restaurant dining area and also has been fitted with bench tables.
July 1938	The <i>Dubuque Telegraph Herald</i> reports that WPA officials stated that 60,000 tons of stone were used in the park improvements.
August 1938	WPA officials attend the "Old Settlers Day" event and dedicate WPA improvements to EPP.
October 1938	The Dubuque Park Board requests that the City Engineering Department conduct a survey of the quarry to determine if the Dubuque Stone Company went beyond the limits of rock purchase in the last contract; action is subsequently taken.
1939	The Log Cabin complex at Eagle Point Park is completed as part of a National Youth Administration project.

December 1940	The <i>Dubuque Telegraph Herald</i> reports that a record number of people, more than 15,000, used reserved facilities in EPP during the 1939–1940 fiscal year; this number was substantially higher than the approximately 6,500 visitors the previous year.
1950s	Architects Paul Rossiter and Vernon Hamm design an open-air pavilion and several other park buildings at Eagle Point Park.
February 1964	The Dubuque Parks and Recreation Commission agrees to lease the Eagle Point Park Quarry Property to Eagle Point Amusement Center.
1965	According to a circa 1970 document from the Dubuque Park Board, the restaurant annexes (presumably the present-day north annex and covered patio) are remodeled. Based on historic photographs, the remodeling may have included enclosure of the far north portion of the east pavilion at the Bridge Complex, previously used as an open-air service counter. ¹⁴⁰
May 1965	C. P. Pfohl Electric submits a proposal for coin-operated meters for several of the spaces, including the Indian Room, north and south rooms of the Veranda Rooms, and the bridge and west room of the Bridge Complex.
March 1973	City of Dubuque advertises a project to re-shingle the cedar roof of the Veranda Room and the Bridge Complex.
September 1974	The <i>Dubuque Telegraph Herald</i> publishes an article regarding the deteriorated condition of the buildings at Eagle Point Park.
June 1976	The Dubuque Parks and Recreation Commission adopts a new policy to charge for use of shelters and rooms in the park.
June 1979	Becker and Becker Stone submits a proposal for replacing/repairing the stone at various locations including the steps around the Veranda Rooms and at the west portion of the Indian Room.
July 1980	City of Dubuque releases a proposal for localized stone and masonry repairs to the Indian Room, Veranda Rooms, and Bridge Complex. The project is awarded to Anderson Design and Engineering.
1983	The Shiras entrance to the park is closed. The Dubuque City Council institutes a park entrance fee.

¹⁴⁰ "Eagle Point Park Building Construction Costs," Dubuque Park Board, circa 1970.

June 1985	After Promenade Bridge is frequently hit by buses and other vehicles, the Dubuque City Council lowers the level of the road under the bridge approximately 30 inches, based on a recommendation from a design engineering study on the bridge.
July 1991	Alfred Caldwell makes a return visit to Dubuque and marvels at the durability of the Eagle Point Park buildings, calling them "well preserved."
February 2005	The Dubuque City Council awards the contract for remodeling of the Indian Room restrooms. The rehabilitation project is designed by Anderson Design and Consulting in 2004. Work was performed in 2005.
July 2009	City of Dubuque prepares a Schedule of Proposed Improvements to Bridge Complex that includes repairs to the stone paving, stone at the fireplace, replacement of terrace railings, restoration of the north room at the east pavilion of the Bridge Complex, and lighting improvements. Most of the scheduled repairs appear to have been performed.
August 2009	Architect Steve Ulstad prepares a restoration plan for the north room at the east pavilion of the Bridge Complex, restoring the room to an open-air covered patio with service counter. The Dubuque City Council approves use of students from the Housing Education and Rehabilitation Training (HEART) on-site program to do portions of the work. The project is a collaboration of the Dubuque City Council, Dubuque Community School District, and Four Mounds Foundation.
April 2011	The Indian Room mural restoration by Herb Klinkhammer (Colonial Painting and Decorating) and artists Christine Sheldon-Canonigo and Suzan Sheldon (granddaughters of Joseph Dillon) receives a historic preservation award. The Bridge Complex restoration by Steve Ulstad also receives an award.
May 2015	Architect John Vinci visits Dubuque and gives a presentation on Eagle Point Park, sponsored by Heritage Works, the Dubuque Museum of Art, and the Community Foundation of Greater Dubuque.
July 2016	The Dubuque Museum of Art receives a \$14,500 grant to conserve and exhibit drawings of EPP by Alfred Caldwell.
August 2018	The Dubuque City Council awards a contract for the replacement of the roof at the Indian Room to Gronen Restoration.
December 2021	The Dubuque City Council awards the Bridge Complex Roof Replacement Project to Gronen Restoration for \$164,199.94.

PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

Site

The site is divided into two sections: an east half and a west half by the Southern Gate Road. The key elements of the site include stone-paved walks, stone parapet walls, and built stone features that create gathering spaces, highlight the landscape, and frame views and vistas (Figure 32). The stone features are constructed of limestone that was quarried nearby.

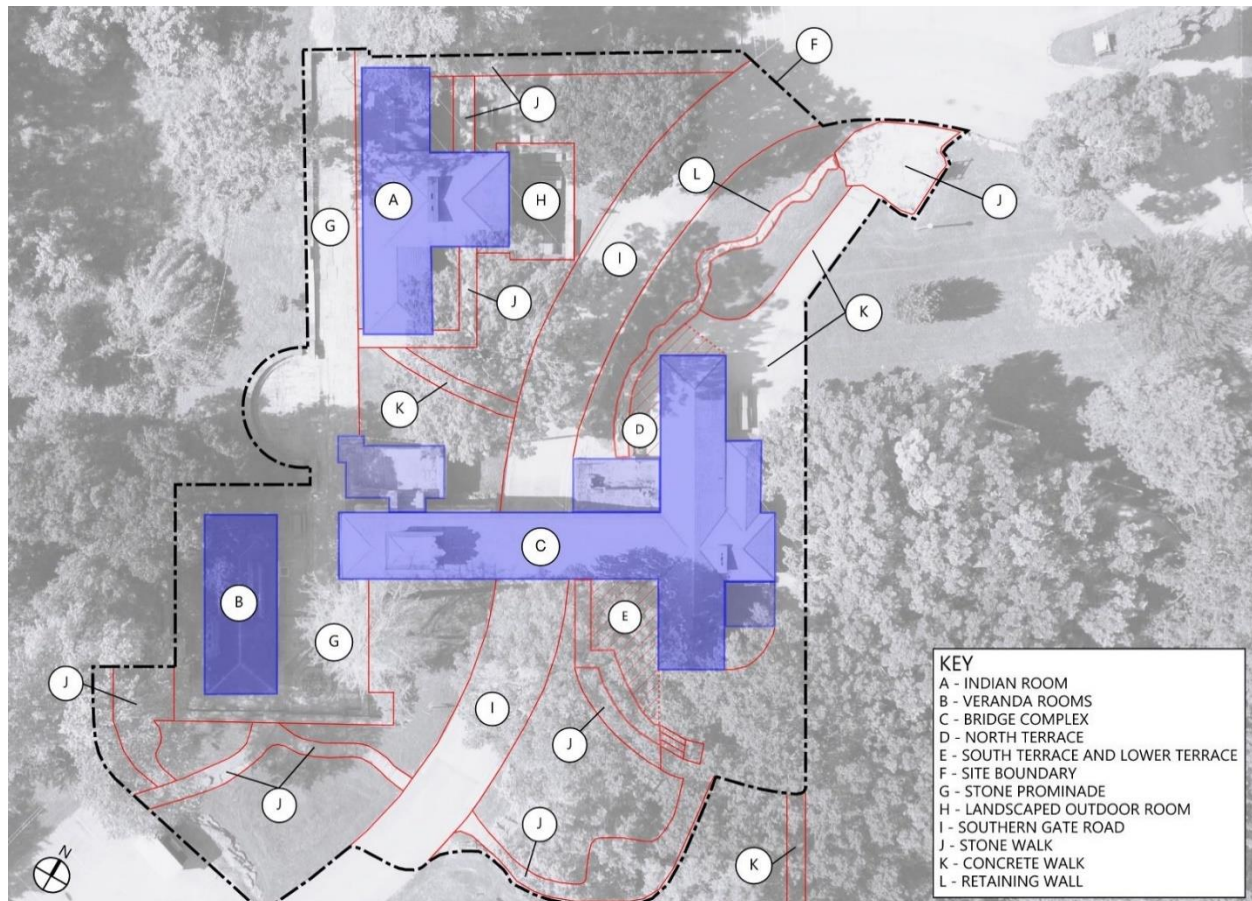


Figure 32. Annotated site plan of study area. (Source: WJE, 2024)

The west half of the site is organized around a stone promenade that extends north–south through the site and connects the three structures that Alfred Caldwell designed as part of his 1934 “City in a Garden” plan for Eagle Point Park. The stone promenade consists of a series of stone terraces, walkways, and steps, including a wide promenade walk that extends along the west elevation of the Indian Room, a stone-paved terrace upon which the Veranda Rooms is situated, and a series of stone steps and landings at the base of the west pavilion of the Bridge Complex (Figure 33 through Figure 35). In addition, the west half of the site includes a landscaped outdoor room that wraps around the east elevation of the Indian Room and is linked to the promenade by a series of stone-paved walks.

The main promenade is constructed of rough-hewn limestone blocks, typically rectangular in shape and varying in size from approximately 8 inches square to blocks as large as 36 inches square. The west side of the promenade is defined by a low-height coursed rock-faced ashlar stone parapet wall with stone coping. The stone units within the parapet wall vary in size and some project as much as 2 inches beyond the plane of the wall, evoking the appearance of the stone in a naturally occurring outcropping. In addition to the rock-faced finish, the sides of the coping unit have a perimeter band, measuring $\frac{3}{4}$ inch wide, that has a tooled comb finish. The top of the coping units has a rough textured finish. Stones have been set with joints between them in which grass is growing; these joints survive in some areas today. The promenade includes wide stone steps that step up or down to adjacent terraces. The steps are defined by stone units measuring approximately 16 inches deep and 7 inches tall (Figure 36).



Figure 33. Indian Room, west end of Promenade. (Source: WJE, 2024. All photographs taken by WJE unless otherwise noted).



Figure 34. Veranda Rooms, east end of Promenade.



Figure 35. Pavement in Promenade.



Figure 36. The steps are defined by stone units measuring approximately 16 inches deep and 7 inches tall.

At the far south end of the promenade is a stepped stone terrace that creates a stone platform or plinth upon which the Veranda Rooms sits. The terrace steps down to the west of the promenade. It measures approximately 50 feet by 75 feet in plan and, like the promenade, has stone paving consisting of rough-hewn rectangular blocks. A stone parapet wall wraps around the north, west, and south elevations of the terrace (Figure 37). From the terrace, a stone stair extends down to grade at the west. At the base of the stairs is a stone pier, constructed with a vertical channel and measuring approximately 4 inches wide, which extends the full height of the pier and historically supported a wood-framed light post with a wood lantern fixture. The light fixture has since been removed but the channel remains (Figure 38). The wood lantern light fixtures were historically a common feature on the site, typically set into carved niches at the end of stone piers and partial-height walls. While none of the posts remain, there is evidence of at least nine wood lantern light fixtures across the site.



Figure 37. Pavement surrounding Veranda Rooms.



Figure 38. Channel cut into stone walls at Veranda Rooms.

To the east of the Veranda Room terrace is an upper terrace, approximately 24 inches above the height of the Veranda Room terrace. The upper terrace features a circular stone planter and stone benches integrated into the stone parapet wall (Figure 39 and Figure 40). The planter is filled with flowering kale, chrysanthemums, and other perennial and annual plants (Figure 41). As shown in archival photographs, the planter was built to preserve an existing mature tree that has since been removed (Figure 42). The south parapet wall of the upper terrace is constructed in short wall sections, each with its own stone coping, that step up following the sloped topography of the site. The stepped parapet features irregularly shaped stone accents that are set along the length of the wall (Figure 43). Historically, a wood lantern light was located at the east of an opening in the parapet wall and at the mown turf lawn adjacent to the parapet wall.

One of the key features of the promenade area is a semi-circular terrace with a low seat wall. The semicircular terrace is aligned with the west stair at the Bridge Complex (Figure 44 and Figure 45). The space, which is evocative of nearby council rings, provided a gathering area. Like the adjacent promenade, it has rough-hewn rectangular block paving. There is also a low-profile seating bench around the perimeter. Two large stones protrude from the parapet wall at either side of the terrace. The protruding stones have circular holes where bubblers or drinking fountains were once installed (Figure 46). The

plumbing has been completely removed from the southern stone while the one on the north still has some of the piping in place.



Figure 39. The upper terrace features a circular stone planter and stone benches integrated into the stone parapet wall.



Figure 40. Vertical stone at edge of stone bench.



Figure 41. Circular planter.

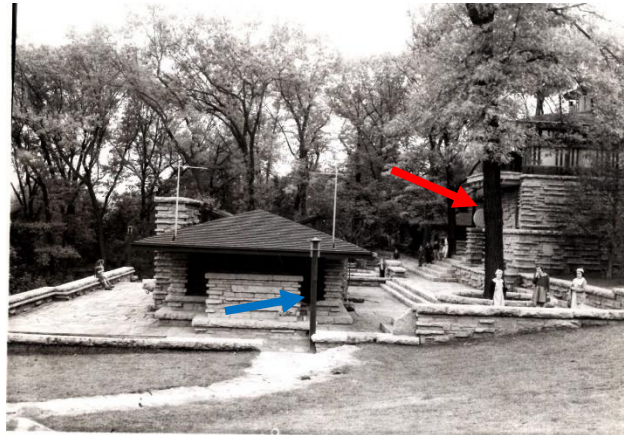


Figure 42. Photograph from the *Dubuque Telegraph Herald* on May 30, 1937 with tree in circular planter (red arrow). Note the wood lantern lights set along the parapet wall (blue arrow).



Figure 43. Detail of stone at end of the stepped parapet wall.



Figure 44. Circular wall and steps of amphitheater. Note irregular blocks of limestone pavement.



Figure 45. Stone at edge of amphitheater with hole for bubbler.



Figure 46. Bubbler pipe in stone next to amphitheater.

The west half of the site also features stone-paved sidewalks and steps that extend from the promenade to the adjacent road and surface lots. The walks and steps measure approximately 4 feet wide. The steps vary in tread depth but are typically 4 to 6 inches tall (Figure 47). Two stone steps extend from the south end of the Veranda Room terrace and one stone step extends to the east from the promenade, on the north side of the Indian Room (Figure 48). A non-original concrete walk extends from the promenade and to the south of the Indian Room.



Figure 47. The steps vary in the depth of the treads but are typically 4 to 6 inches tall.



Figure 48. Steps leading to Veranda Rooms.

In addition to the promenade with terraces, a landscaped outdoor room wraps the east elevation of the Indian Room. The space is defined by a series of low walls, piers, and retaining walls (Figure 49, Figure 50, and Figure 51). The space is accessed from the stone steps that extend along either side of the Indian Room. Like the parapet walls, the low walls and retaining wall are constructed of coursed rock-faced ashlar stone units. The copings units have a slightly rough texture on the upward-facing surface. The sides of the units are rock-faced with a perimeter band, measuring 3/4 inches wide, that has a tooled combed finish. Large stone units that form benches extend between the stone retaining walls and adjacent piers. As at the stair near the Veranda Room terrace, some of the piers have a vertical channel set within the side of the pier that likely housed a wood post and lantern light fixture. Some of the historic conduit remains (Figure 52).



Figure 49. Landscaped outdoor room as viewed from the northwest.

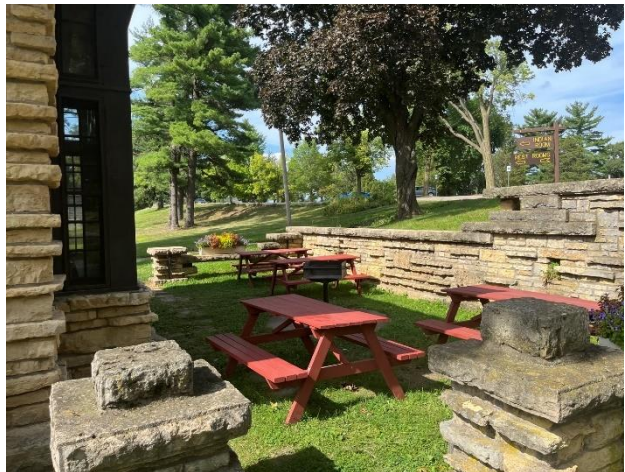


Figure 50. Landscaped outdoor room as viewed from the southwest.



Figure 51. Landscaped outdoor room as viewed from the south.



Figure 52. The recess for historic lighting features is present at stone pier.

The east half of the site is located across the Southern Gate Road and accessed from an asphalt-paved surface lot to the north. The site features the east pavilion of the Bridge Complex as well as a stone retaining wall, stone apron, and non-original concrete walks. The retaining wall has a serpentine plan that appears to emerge from the landscape like a stone outcropping. The retaining wall starts at the far north end of the site at a stone-paved apron accessed from the road and the adjacent surface lot (Figure 53). The stone apron measures approximately 20 feet square and is constructed of polygonal-shaped stone pavers with a rough stone texture. At the north end, the retaining wall measures approximately 2 feet tall. It extends southward, where it increases to a height of approximately 12 feet and is incorporated into the Bridge Complex structure, first as a retaining wall that supports the north terrace and then as a wall that defines the east side of the covered stone terrace.

The retaining wall is constructed of large, coursed stone units with a rock-faced finish. The serpentine plan of the wall is formed by multiple wall sections, each measuring approximately 10 to 20 feet long, that are curved in plan. The stone units between the curved wall sections are coursed together to create a continuous wall, giving it an irregular and serpentine plan. Typical stone units measure up to 16 inches tall, between 12 inches and 60 inches wide, and approximately 32 inches deep. The units are laid in a staggered pattern with some courses projecting or recessed from the adjacent stone, giving the wall the appearance of a rock outcropping with naturally occurring weathered stone. The stone units are dry laid and have open joints measuring several inches wide, and deep cavities and recesses between stone units (Figure 54).



Figure 53. View of the retaining wall (left) extending to the stone apron with non-original concrete walk.



Figure 54. Dry-laid stone retaining, as viewed from the north.

In addition to the retaining wall, the east half of the site includes a non-original concrete sidewalk that extends south from the stone apron and along the east elevation of the Bridge Complex. A non-original metal-framed sign is located to the east of the stone apron. The sign has a series of wood planks mounted to the framing that are etched and painted to indicate the direction to the Bridge Complex (Figure 55).

Ground-layer plantings are currently mostly turf lawn with occasional horticultural plantings such as plantain lilies (hosta) (Figure 56) and flowering annuals planted in pockets within the stonework and the circular bed near the Veranda Rooms. One small triangular bed of native prairie plantings is located south of the Indian Room, adjacent to the non-original concrete walkways (Figure 57). This small planting of native prairie grasses is much closer in appearance to many other Caldwell landscapes, where he typically planted species native to the area. His description of what he envisioned for the public garden portion of the “City in a Garden” would likely have pertained here: “a miracle of nature, as if in some unaccountable way just this space of beautiful earth had been left unspoiled.” As with that garden space, Caldwell intended a diverse array of plantings including sugar maples, birches, native birches, wild roses, a variety of woodland and prairie grasses and wildflowers, and ferns and other native plants rooting in the crevices of the stonework.¹⁴¹

Non-original site features include benches, charcoal barbeque stands, water fountains (Figure 58 and Figure 59), and wood-framed picnic benches. Most of the non-original features are positioned along concrete walks and are set on concrete slabs.

¹⁴¹Caldwell’s vision for plantings in the Garden area of the City in a Garden includes a variety of native plants to Iowa. Caldwell, “Atlantis and Return,” 130–131.



Figure 55. A non-original metal-framed sign with etched and painted wood plank direction signage.



Figure 56. Plantain lily (hosta) planted at the base of a wall.



Figure 57. Native prairie plantings in triangular bed near Indian Room.



Figure 58. Non-original site features include benches and picnic tables.



Figure 59. Non-original site features include picnic benches and charcoal barbeque stands.

Condition Assessment

- *Large Gaps and Voids in Dry-Laid Construction.* Large voids were observed at the joints between stone units at the retaining wall that extends under the north terrace and south end of the east pavilion (Figure 60). The voids measured as much as 6 inches wide and to a depth of a few feet. Plants were growing within some of the voids (Figure 61 and Figure 62).
- *Displaced Units and Bulging at the Retaining Wall.* The portion of the retaining wall under the north terrace was observed to have displaced stone units and to be bulging. The bulging was most prevalent approximately 6 feet above grade (Figure 63). The stone units above the bulge appeared to be rotating and tipping backward.
- *Partially Collapsed Stone Parapet Wall.* One location along the west parapet has a stone coping unit that is intentionally oriented vertically rather than horizontal. The stone paving and parapet wall adjacent to this coping unit are displaced and partially collapsed (Figure 64 and Figure 65).
- *Displaced Stone Paving at Veranda Room Terrace.* The stone paving along the west side of the Veranda Room terrace is sunken and displaced. Piles of sand washout were observed at ports in the terrace wall adjacent to the displaced paving (Figure 66 and Figure 67).
- *Open Mortar Joints.* Many of the mortar joints between stone coping units and along stone terrace stair units are cracked, open, or missing (Figure 68). Where open joints are present, cracking was often observed at the adjacent stone units (Figure 69).
- *Localized Displacement.* A few stone units at the semicircular terrace seating areas are displaced or heaved (Figure 70). Typically, the distress is localized to one or two adjacent units per location. However, displacement was also present at pavers adjacent to partially collapsed parapet walls.
- *Biological Growth.* Moss and lichen were observed at most of the stone parapet walls (Figure 71). At a few locations, plants and weeds were observed at the joints between stone paving units (Figure 72). The joints were originally intended to support grasses; however, the grasses have been replaced by weeds, which have a deeper root system that may impact the performance of the paving system.
- *Accessibility.* The stone-paved promenade, walks, and terraces create an irregular and stepped surface, with many changes in level that does not meet current requirements for accessibility (Figure 73). The naturally sloping site and curb along the roads edge are also challenges to providing accessibility.



Figure 60. Large voids were observed at the joints between stone units at the retaining wall that extends under the north terrace and south end of the east pavilion.



Figure 61. The voids measured as much as 6 inches wide and to a depth of a few feet. Plants were growing within some of the voids.



Figure 62. The voids measured as much as 6 inches wide and to a depth of a few feet.



Figure 63. Displacement of stone units and bulging of the wall was most prevalent approximately 6 feet above grade.



Figure 64. The stone paving and parapet wall adjacent to the coping unit are displaced and partially collapsed.



Figure 65. The stone paving and parapet wall adjacent to the coping unit are displaced and partially collapsed.



Figure 66. Displaced stone paving at Veranda Rooms terrace.



Figure 67. Piles of sand washout were observed at ports in the terrace wall adjacent to the displaced paving.



Figure 68. Open mortar joints at stone stair treads.



Figure 69. Open mortar joints at circular planter at Veranda Rooms terrace.



Figure 70. A few stone units at the semicircular terrace seating areas are displaced or heaved.



Figure 71. Moss and lichen were observed at most of the stone parapet walls.



Figure 72. Moss and lichen were observed at most of the stone parapet walls.



Figure 73. Curb at the Southern Gate Road.

Indian Room

The Indian Room has a T-shaped plan consisting of a two-story community room, measuring approximately 25 feet by 35 feet, and a one-story restroom wing, measuring approximately 15 feet by 75 feet, which is perpendicular in plan to the main wing. The building is oriented on an east-west axis with the restroom wing located on the west. The building is constructed of stone and features exterior balconies with wood-framed walls on the second floor of the west elevation (Figure 74). A full height projecting rectangular window bay, measuring approximately 27-1/2 inches deep by 14-1/2 feet wide, extends from the east elevation of the two-story community room. Projecting bays, measuring approximately 10-1/2 feet wide by 12 inches deep, are centered on the north and south elevation of the restroom wing. A recessed vestibule is centered on the west elevation of the one-story restroom wing and includes a stone pier and access to the individual restroom enclosures (Figure 75). The roofs, which are wood-framed and have wide overhanging eaves, include a pyramidal roof over the community room and a hip roof over the restroom wing. As described above, the surrounding site includes stone partial-height walls, retaining walls, and other small-scale features that form a landscaped outdoor room to the east of the building as an exterior expansion of the interior spaces (Figure 76). The building is situated on the west side of the Southern Gate Road, to the north of the west pavilion of the Bridge Complex, and immediately east of the stone promenade.

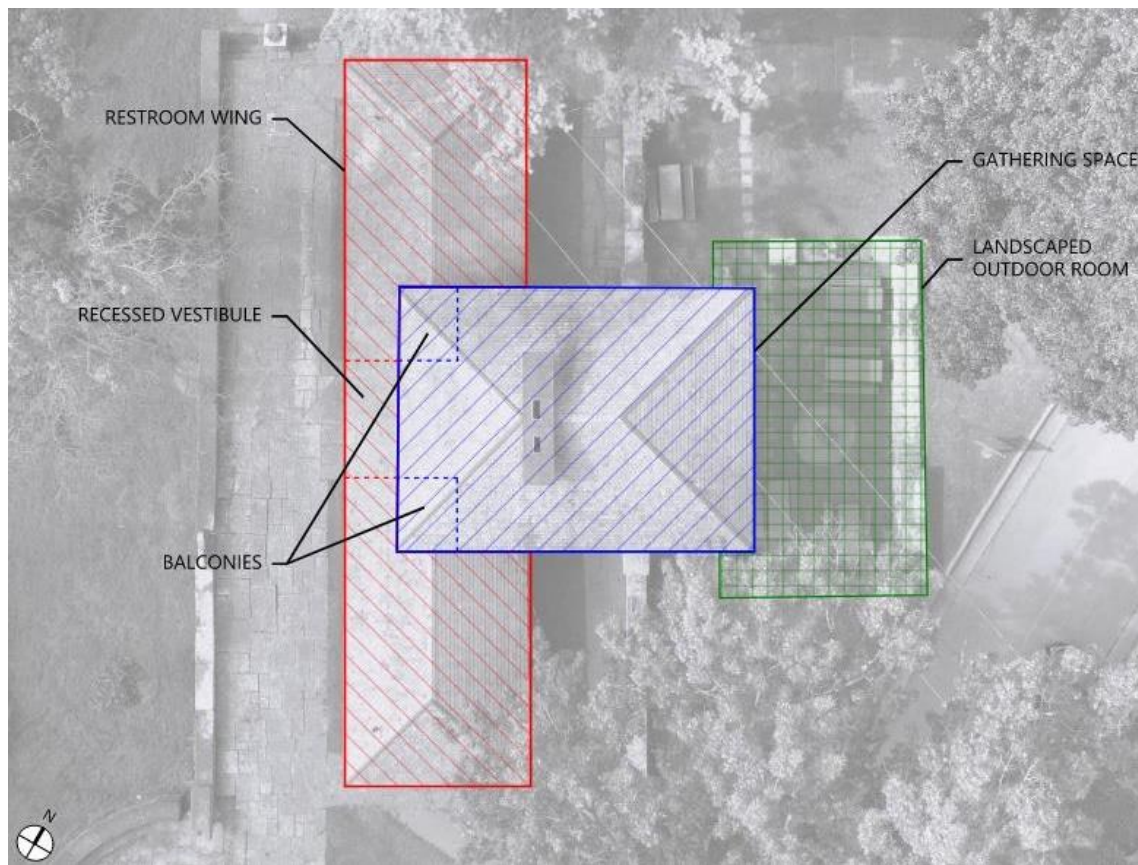


Figure 74. Diagram showing the configuration of spaces at the Indian Room (Source: WJE, 2024).



Figure 75. Recessed vestibule centered on the west elevation of the one-story restroom wing.



Figure 76. Landscaped outdoor room to the east of the building.

Structural Description

Foundation

The foundation of the building was not visible; however, based on drawings for the adjacent buildings constructed at approximately the same time and conditions observed on site, the foundation likely consists of a concrete footing, measuring approximately 36 inches to 48 inches deep and supporting the exterior stone walls and chimney. Portions of a concrete foundation are visible below the stone paving at the recessed vestibule.

Walls and Roof Structure

The walls of the building consist primarily of load-bearing mass masonry stone and are described in more detail under the *Walls* section of this report.

The roof appears to be wood framed and, based on observations from adjacent buildings constructed at the same time, likely consists of a wood ridge beam and rafters with wood plank sheathing. The roof framing was not visible at the time of the survey.

Exterior Description

Walls

The exterior walls of the Indian Room are constructed of local, beige-colored limestone and consist of rock-faced ashlar units set in a random coursing with some units projecting as much as 4 inches beyond the plane of the wall (Figure 77). The walls measure approximately 18 to 19 inches thick and are constructed mostly of two wythes of stone, although some units are full depth. Full depth units are located at headers, sills, and coursed units near the base of the wall. Stone units range in size from 6 inches to 44 inches in length by 2 inches to 10 inches in height. Several of the projecting stone units at the two-story wing of the Indian Room are square in shape (Figure 78). A water table wraps around the lower portion of the building, approximately 16 inches above grade near entrances (Figure 79). The water table and wall area below the water table extend approximately 13 inches beyond the plane of the wall above,

creating a shallow bench around the perimeter of the building. The water table units measure 8 inches tall and, in addition to the rock-faced finish, have a tooled perimeter band, measuring 3/4 inch wide, with a combed finish (Figure 80). The corners of the building are articulated by alternating courses where the stone units project beyond the adjacent course.

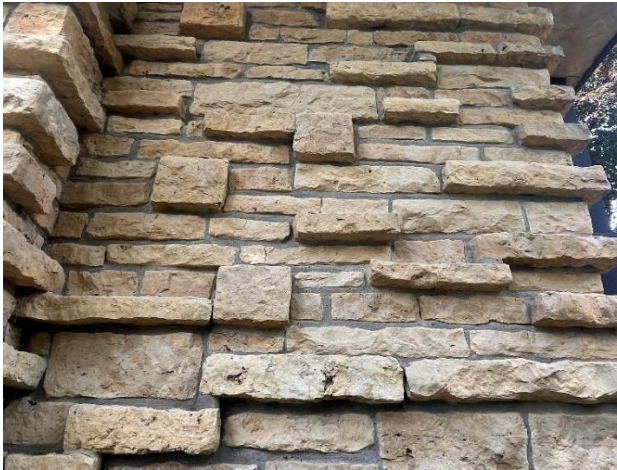


Figure 77. Random stone coursing and projecting stone units at exterior walls.



Figure 78. Square shaped projecting stone units at the two-story wing.



Figure 79. Stone watertable at base of building elevation.



Figure 80. Rock-faced finish stone watertable unit.

Windows

There are four types of wood-framed windows in the Indian Room, all of which have exterior wood-framed screens. The wood frames and sash are typically painted brown.

The large rectangular window bay at the east elevation of the building consists of an upper and lower wood frame, each divided into six sections by mullions: four on the east elevation and one on each of the

north and south elevations. The window system is situated on the top of a partial-height stone wall, set back approximately 3 inches from the edge of the stone coping (Figure 81).

The lower window frame measures approximately 6 feet tall and consists of a 2x8 wood sill with vertical mullions clad with wood and measuring 6 inches wide by 8 inches deep.¹⁴² Corner mullions are clad with wood and measure 9-1/2 inches square. The head of the frame measures 6 inches wide and 8 inches deep. There is a wood-framed double casement window within the four window openings on the east elevation and a single casement sash on the north and south openings (Figure 82). Each sash measures 16-3/4 inches wide by 71 inches tall and is set back 6 inches from the exterior face of the window frame. The sash frames measure 1-3/4 inches deep and consist of head and side rails measuring 2-1/2 inches wide and a bottom rail measuring 3-1/2 inches tall. The sash is divided into two rows of six glass lights by wood muntins measuring 1 inch wide. Each glazing light measures approximately 5-1/2 inches wide by 10 inches tall. A wood trim piece with a curved profile is applied along the bottom rail of each sash, forming a drip edge measuring 1/2 inches wide. The interior of the sash is flush with the interior face of the mullions.

Typical hardware for each sash includes three five-knuckle hinges, a top and bottom sash lock on one of the sash in each window system, and a pull handle. The wood-framed screen is flush with the exterior face of the window frame. The screen has two layers of metal mesh screening and is divided into sections by wood mullions (Figure 83). Screen hardware consists of spring pins that extend into pre-drilled holes in the frame. The interior window stool consists of two 2x8 wood members, painted brown (Figure 84).

The upper window frame within the rectangular window bay measures 43 inches tall and, like the lower frame, consists of a 2x8 sill and wood mullions that divide the window into an upper and lower light. The 2x8 header of the wood frame is anchored into the stucco soffit (Figure 85).

Each opening in the upper window frame has a wood-framed fixed sash, measuring approximately 34 inches wide by 43 inches tall with glass glazing. The fixed sash is set back 1-1/2 inches from the exterior face of the frame. Similar to the lower windows, a wood-framed screen with two plies of metal mesh screening is positioned outboard of the sash (Figure 86).

¹⁴² Terms such as 1x2, 1x8, 2x4, 2x6, and similar nomenclature used in reference to the size of wood members indicate the nominal dimension of the board when first cut, prior to being dried and planed. These terms are often used to denote milled boards rather than hand-hewn boards or timbers. The actual dimension of the board is smaller. When 1x or 2x are used to reference wood members, it indicates that the boards all have a common thickness. Other dimensions of the board were not visually apparent or range in size.



Figure 81. Rectangular bay window at the east elevation.



Figure 82. Interior view of rectangular window bay.



Figure 83. Lower windows, one with exterior screen removed.



Figure 84. Interior window stool.



Figure 85. Interior of rectangular window showing upper sash and separating rail.



Figure 86. Window at return elevation of rectangular window bay.

Projecting window bays are located at the north and south ends of the restroom wing (Figure 87). The window system consists of three double casement windows with fixed sash windows on the east and west returns. The opening measures approximately 40 inches tall by 10-1/2 feet wide and consists of a 2x10 sill (Figure 88). The corners of the bay have mullions, measuring 6 inches wide by 9-1/2 inches deep. The window head is constructed of a wood header, measuring 4 inches tall by 9-1/2 inches deep, mounted to the stucco soffit (Figure 89). At the interior, there is a wood stool measuring 4-1/2 inches that extends beyond the sill. Window openings measure 33 inches wide by 34 inches tall and consist of a pair of casement sash. The frame of the sash measures approximately 16 inches wide by 1-3/4 inches deep and is aligned with the exterior face of the window frame. The bottom of the frame has a routed recessed channel measuring 1/2-inch wide by 1/4-inch deep and appears to form a drip to manage the water. Typical hardware includes two five-knuckle hinges per sash, a vertical slide lock that extends into a pocket in the sill, and a hydraulic hinge at the top of each window sash (Figure 90 and Figure 91). A single wood-framed screen is mounted over the exterior face of the double sash, making the window inoperable.

At the return of the projecting bay are wood-framed fixed sash windows. The window openings measure approximately 4 inches wide by 34 inches tall and have vertically oriented grooved glazing.

Corner window openings are located on the west elevation, at the corners of the restroom enclosures. The window frame is constructed of 2x8s with a corner mullion measuring 6 inches by 7 inches. Window openings measure 32-1/2 inches wide by 37 inches tall and, similar to the projecting window bays, the openings consist of double casement windows flush with the exterior face of the frame and with a 1/2-inch routed channel along the bottom of the frame (Figure 92). The windows have five-knuckle hinges and a single wood-framed screen mounted over the exterior of the sash, making the windows inoperable (Figure 93).

Small single sash window openings are located at the sides of the stone pier at the recessed alcove to the restroom enclosures. The windows consist of wood-framed casements that swing to the interior (Figure 94 and Figure 95). The window openings consist of wood sills, measuring approximately 1-1/2 inches tall by 4 inches deep, with frames that range in size from 10 inches to 16 inches wide by 12 inches to 24 inches tall. Metal mesh screening is stapled to the exterior face of the sash (Figure 96). Hardware includes two five-knuckle hinges and a semicircular pivot latch. Some of the sash have been removed and infilled with non-original galvanized metal panels (Figure 97).



Figure 87. Projecting window bays located at the north and south ends of the restroom wing.



Figure 88. Interior view of projecting window bay at restroom wing.



Figure 89. Return bay at projecting window at restroom wing.



Figure 90. Typical hardware includes a hydraulic hinge at the top of each window sash.



Figure 91. Vertical slide lock extending into a pocket in the sill.



Figure 92. Corner window openings at restroom enclosures.



Figure 93. Wood-framed screen mounted over the exterior of the sash, making the windows inoperable.



Figure 94. Window opening at sides of stone pier, operable from the interior.



Figure 95. Wood-framed casements that are operable from the interior.



Figure 96. Metal mesh screening stapled to the exterior face of the sash.



Figure 97. A removed sash infilled with non-original galvanized metal panel.

Doors

Dutch doors are located on the north and south elevations and provide access from the exterior into the community room of the Indian Room. Both Dutch doors have a wood frame, measuring 7-1/2-inches deep, with wood 1x2 casing. Above the wood header is a stone lintel that extends the full depth of the wall, measures approximately 6 inches tall, and bears 8 inches on the stone at either side of the door frame. (Figure 98)

Each Dutch door measures approximately 39-5/8 inches wide by 77-1/2 inches tall with a 32-inch-tall upper sash. The doors consist of three plies of 1x board and measure approximately 2-3/8 inches thick (Figure 99). The interior and exterior of each door leaf has vertically-oriented tongue and groove boards measuring 5-3/8-inch-wide. The lower leaf also includes a wood cap trim that projects 1-1/2 inch beyond the exterior face of the door. The upper leaf of the south door is unique in that the exterior face has 3-1/2-inch-wide boards in lieu of the typical 5-1/2 inch boards and it is reinforced with metal straps that span horizontally across the top and bottom of the leaf (Figure 100). Door hardware includes two five-knuckle hinges on each leaf and non-original surface-mounted pull handles and slide latches. The hardware at the north door is mounted on the interior face of the door and the hardware at the south door is mounted on the exterior face. In addition to the hardware, there are non-original surface-mounted signs (Figure 101).



Figure 98. Dutch door with a stone lintel.



Figure 99. The doors consist of three plies of 1x board and measure approximately 2-3/8 inches thick.



Figure 100. The upper leaf of the south door is reinforced with non-original metal straps that span horizontally across the leaf.



Figure 101. Non-original surface-mounted sign.

Non-original restroom doors measure approximately 34-5/8 inches wide by 73-1/2 inches tall by 2 inches deep. They are set in a 5-1/2-inch-deep frame that is set flush with the interior face of the wall. Door casing measures 1 inch by 4-1/2 inches at the interior face and 1 inch by 1-1/2 inches at the exterior face. A wood lintel, measuring 2-1/2 deep tall by 23 inches deep, spans across the opening. The lintel bears 4 inches on the stone at either side of the opening and projects 2 inches beyond the plane of the adjacent stone wall (Figure 102). The wall space above the lintel is clad with stucco on wood framing that is set back for the edge of the lintel, creating a ledge above the door opening. At the upper half of the door leaf are two side-by-side screened panels separated by a wood mullion. The lower half of the door has a faux recessed panel (Figure 103). Door hardware includes three five-knuckle hinges, pull latch, mortise lock, and a surface-mounted door stop (Figure 104).

The second-floor balcony doors are non-original wood-framed double doors. The frame is approximately 7 inches deep and has wood casing, measuring approximately 6 inches wide at the jambs and 3-1/2 inches wide at the door head (Figure 105). A wood threshold, measuring 3-1/4 inch wide, separates the interior from the exterior (Figure 106). Based on archival documentation, the doors replaced wood-framed single-leaf fifteen-light doors that were present at original construction (Figure 107).

Each door leaf measures approximately 15 inches wide by 74-1/2 inches tall and has a center glazing panel, measuring 7 inches wide by 56 inches tall (Figure 108). At the bottom of the glazing panel are four horizontal mullions, spaced approximately 4-1/2 inches on center. Typical hardware includes three five-knuckle brass hinges at each door leaf, pull handles at the exterior face of the leaves, an interior surface-mounted slide latch, and a surface-mounted top bolt that extends into the wood frame. There is a hole in the flooring that appears to have been for a receiver for a surface-mounted floor latch; however, the latch is not present (Figure 109).



Figure 102. Non-original restroom door with wood lintel bearing on stone.



Figure 103. Faux recessed panel at the lower half of the door.



Figure 104. Non-original surface-mounted door stop.



Figure 105. Second-floor balcony door.



Figure 106. A wood threshold separates the interior from the exterior.



Figure 107. Photograph from the *Dubuque Telegraph Herald* article, dated December 2, 1934, showing a single-leaf fifteen-light balcony door in place during construction (dashed outline).



Figure 108. Interior view of balcony door.



Figure 109. A hole in the flooring that appears to have been for a receiver for a surface-mounted floor latch.

Roof

The building has two hip roofs: one over the two-story wing and one over the one-story wing. Both roofs have wood shingles that range in width from 6 inches to 8 inches wide, with the bottom 5 inches of each shingle exposed to view. The main ridge of each roof is capped with wood shingles. Copper flashings are located at the interface between the roofing and stone walls. The copper flashing is regletted into the joints in the stone and is set in sealant (Figure 110 and Figure 111). Aluminum caps and flashings have a red finish and were installed as part of the roof replacement performed in 2019. Rectangular aluminum cap trim is located over the hip ridges. An aluminum drip edge wraps around the wood fascia and surface-mounted aluminum flashings are installed along the roof edge at the two terraces on the west elevation (Figure 112). In addition to the roof shingles and flashing, the roof has a wood 2x6 fascia, painted brown, with a coved wood trim located below the drip edge flashing (Figure 113). The roof has a wide overhanging eave that measures 16 inches deep and is clad with stucco. The stucco measures 5/8 inches thick and has expanded metal lath secured to the wood framing (Figure 114). At the north and east ends of the restroom wing, the eaves measure approximately 48 inches deep.



Figure 110. Copper flashing at stone chimney.



Figure 111. Copper flashing at restroom wing, set in sealant.



Figure 112. An aluminum drip edge wrapping around the wood fascia.



Figure 113. Wood fascia with coved wood trim located below the drip edge flashing.



Figure 114. Stucco at overhanging eaves.

Vestibule

An open-air recessed vestibule is centered on the west elevation of the restroom wing and provides access to each of the individual restroom enclosures. The vestibule is accessed by a step from the main stone promenade that extends along the west side of the building. Stone pedestals flank the entrance to the vestibule and have non-original urns (Figure 115). Two wood posts, located adjacent to the pedestals, are supported on a concrete foundation and have non-original signs indicating the restrooms (Figure 116). The wood posts are routed along the side and have five vertical slits cut into the wood, an indication of the previously existing light fixture and wood decorative elements mounted to the top of the post at one time. The vestibule has large polygonal-shaped pavers, measuring 2 inches thick, which have a rough texture, vary in size, and are set in grout (Figure 117). The pavers range in size from 6 inches to 36

inches wide, with smaller units filling in the gaps between larger units (refer to Figure 117). At the east side of the vestibule is a stone pilaster measuring approximately 6 feet wide by 27 inches deep that abuts the wall. The base of the pilaster projects 13 inches from the face of the stone, forming a bench that wraps the pilaster and extends onto the adjacent wall, and the corners of the pilaster are articulated by alternating stone courses that project beyond the adjacent course. The ceiling of the vestibule is clad with stucco and features two bands of 1x4 wood trim, painted dark brown, with a geometric design (Figure 118).



Figure 115. Open air recessed vestibule at west elevation of restroom wing.



Figure 116. Non-original signs indicating the restrooms.

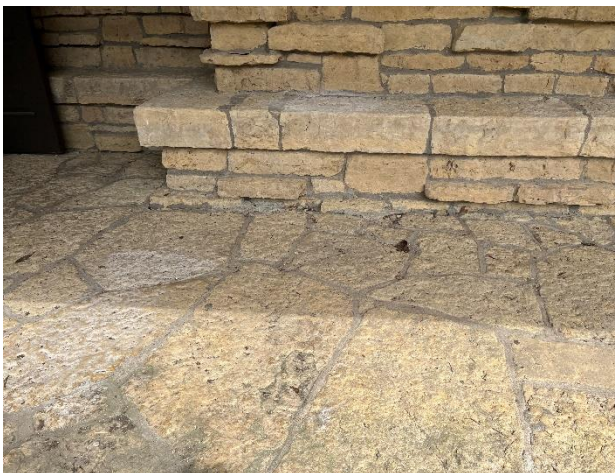


Figure 117. Polygonal-shaped pavers with a rough texture, set in grout.



Figure 118. Wood trim at soffit of recessed vestibule.

Balcony

Accessed from the second floor of the community room are two exterior balconies. The balconies have partial-height stucco-clad balustrade walls (Figure 119). Both sides of the balustrade walls are clad with stucco measuring 3/4 inches thick, applied on expanded metal lath and painted beige. The top of each balustrade has a wood top rail and trim. A non-original wrought iron rail is mounted to the wood balustrade rail and to the underside of the stucco soffit (Figure 120). The wrought iron railing consists of a 1-inch-wide by 1/8-inch thick top and bottom bar with 1/2-inch balusters spaced at 5-1/4 inches on center. The balcony floors are 3-1/4-inch-wide tongue-and-groove planks. A rounded base trim board, measuring 3/4 inches tall and up to 1-1/8 inches wide, is notched around the stone (Figure 121).



Figure 119. Second-floor exterior balcony with partial-height stucco-clad balustrade walls.



Figure 120. Non-original wrought iron rail mounted to the wood balustrade rail and to the underside of the stucco soffit.



Figure 121. Rounded base trim board notched around the stone.

Interior Description

The interior of the building consists of a two-story space, referred to as the community room. The space is located at the east end of the structure and directly accessed from the exterior. Within the space, there is a large stone fireplace that is the centerpiece of the building interior. A wood-framed stair is located to the north of the fireplace and an interior wood-framed door is located to the south of the fireplace. The door provides access to the mechanical room that includes plumbing and electrical equipment. The stairs provide access to the second-floor level overlook. At the overlook is an upper fireplace that shares the stone flues from the lower-level fireplace. In addition to the fireplace, there is a niche centered on the west side of the space with a built-in bench, an interior Juliet balcony located to the south of the fireplace and overlooking the community room, and access to the previously described exterior balconies. The Juliet balcony measures 40-1/2 inches tall and 48 inches wide and includes a planter box that projects 16 inches outboard of the balcony and measures 16-1/2 inches tall by 39-1/2 inches wide. The community room also includes a mural that wraps around the top of the walls on the north, west, and south elevations.

Interior spaces at the restroom wing include a women's restroom, measuring approximately 15 feet by 17 feet, to the north and a similarly sized men's restroom to the south. Between the two restrooms is the previously described open-air recessed vestibule (Figure 122).

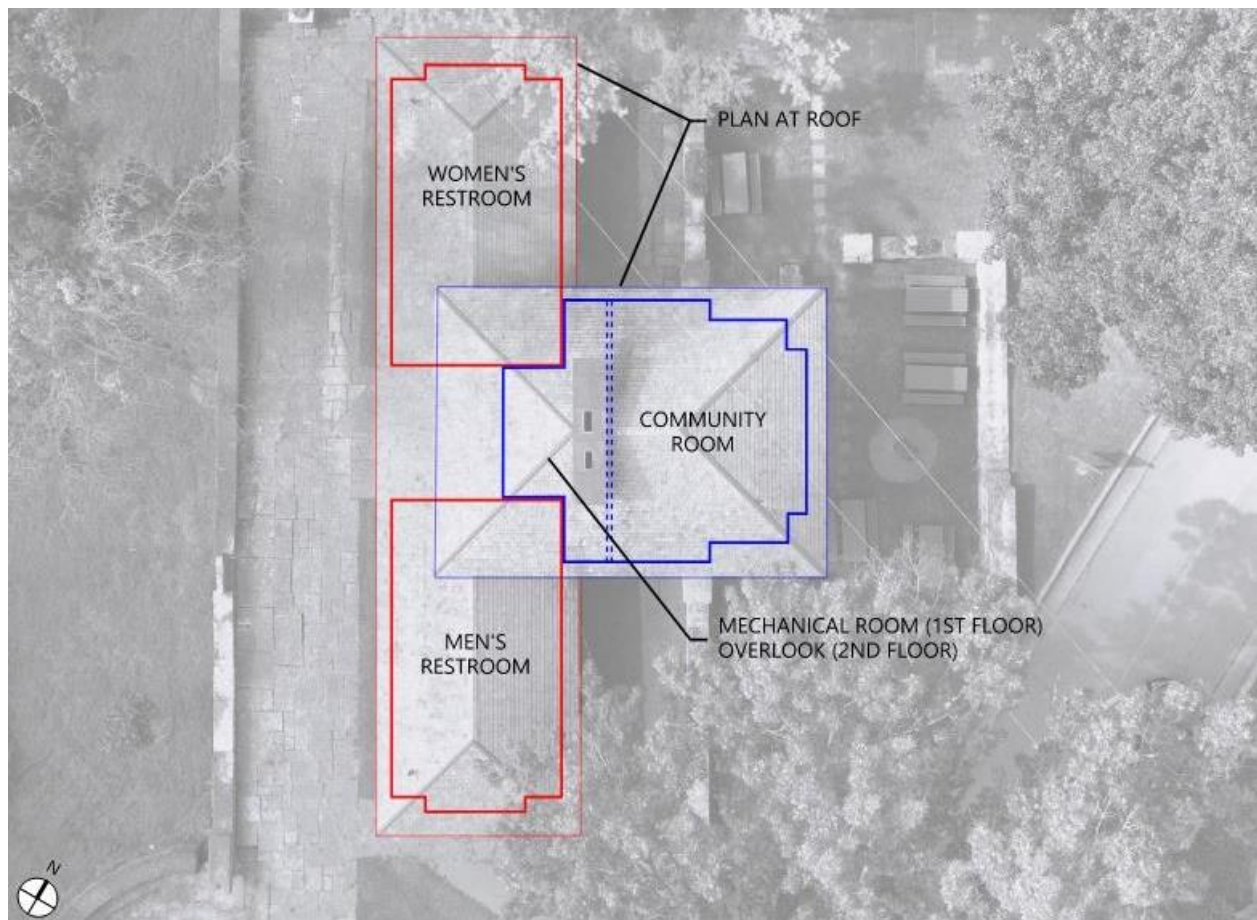


Figure 122. Interior plan diagram at the Indian Room (Source: WJE, 2024).

Flooring

Interior flooring varies throughout the building. Original flooring is located at the community room and second-floor overlook. At the community room, the flooring consists of polygonal-shaped stone pavers, measuring 2 inches thick, that have a rough surface texture and are set in grout. The pavers have an irregular shape and range in width from 8 inches to 48 inches, with smaller units filling gaps between the larger units (Figure 123). At the upper overlook level, the flooring consists of 3-1/4-inch-wide tongue-and-groove wood boards running north-south (Figure 124). The wood flooring extends onto the exterior balconies.

The mechanical space flooring is set approximately 12 inches below the flooring of the community room and is accessed from two steps at the interior door threshold. Some original flooring remains at the mechanical space. The south half of the space has wood tongue-and-groove flooring, measuring approximately 5-1/2 inches wide.

Non-original cast-in-place concrete flooring is located at the north end of the mechanical space and at the restrooms. The flooring was replaced during modifications performed to the restrooms in 2005. The concrete flooring has a polished finish (Figure 125).



Figure 123. Polygonal shaped pavers in the community room.



Figure 124. Tongue-and-groove wood boards at upper overlook level.



Figure 125. Polished concrete flooring in restrooms.

Walls

The interior face of the exterior walls is exposed stone, as described under the exterior walls section above. In addition to the exposed stone, a mural wraps along the top of the wall at the length of the north and south elevations and at the niche on the west elevation (Figure 126). The murals are painted on wood panels measuring 14 inches tall, with 1x4 wood trim along the top and bottom, leaving a space of 11 inches for the mural. The murals depict Native American themes including chiefs and princesses, shapes and symbols, and a trifold suggesting Dubuque history. The murals are covered by non-original, 1/8-inch-thick glazing secured to the wood trim with Phillips head screws (Figure 127). In addition to the murals, original light fixtures are mounted directly to the stone walls.

The upper portion of the walls, above the mural at the west elevation, are plaster applied to expanded metal lath and measure 5/8 inch thick. There are two wood-framed access panels, one at either side of the niche at the second-floor level. Each panel is covered by a wood trim and plywood panel secured into place with screws, and the space behind the panels is not accessible.

The walls of the Juliet balcony measure 4 inches deep and are clad on both sides with plaster, applied on wood lath, with metal corner beads. Parallel wood trim bands, measuring 1-1/4 inches wide and spaced 3 inches on center, extend horizontally and diagonally across the plaster balcony walls (Figure 128). The top of the balcony walls have a wood 2x8 top rail (Figure 129). The plaster is painted beige and the wood has a dark brown stain. In addition to the plaster finish, there is a dedication plaque mounted to the wood framing at the base of the balcony. The brass dedication plaque reads "In memory of / Leo J. Clemens / Park Commissioner" (Figure 130).

Non-original walls are located at the men's and women's restrooms. The walls along the west elevation are clad with gypsum board on wood 2x4 framing to a height of approximately 6 feet. The gypsum board finish conceals the plumbing pipes and conduit for the toilets and sinks (Figure 131). Evidence of previously existing interior partition walls is located at the north and south ends of the restrooms and consists of remnants of mortar and sealant on the exterior stone walls (Figure 132).



Figure 126. Mural along the top of the stone wall.



Figure 127. Non-original, 1/8-inch-thick glazing covers the mural.



Figure 128. Wood trim bands extend horizontally and diagonally across the plaster balcony walls.



Figure 129. The top of the balcony walls have a wood 2x8 top rail.



Figure 130. Brass dedication plaque at base of balcony.



Figure 131. Gypsum board finish (arrow) concealing the plumbing pipes and conduit for the toilets and sinks.



Figure 132. Evidence of previously existing interior partition wall.

Ceiling

The interior of the building has original plaster ceilings, painted light beige, that follow the hip roof form of the roof (Figure 133). At the community room and immediately adjacent to the fireplace are two bands of wood trim, each measuring 3-5/8 inches wide and painted dark brown, that create a rectangular pattern, measuring approximately 5 feet wide, that spans north-south across the roof gable. Within the rectangular pattern are two square wood blocks (Figure 134). A circular area with discoloration and holes in the plaster is located at the peak of the ceiling and is evidence of a previously existing light fixture that has since been removed. Previous plaster patches were visible at both sides of the chimney (Figure 135). The patches have an irregular pattern and have not been painted to match the historic plaster.

The ceiling in the mechanical room behind the central fireplace is plaster on wood lath, which is attached to the underside of the second-floor framing (Figure 136). Much of the plaster has been removed, leaving the wood lath exposed. The few pieces of plaster that remain are 3/8 inch thick with a yellow/beige finish coat (Figure 137).

In each restroom, the plaster ceiling finish follows the slope of the roof and features non-original 1 inch by 1-1/2-inch wood trim, painted reddish brown (Figure 138). The bands are spaced approximately 48 inches apart.



Figure 133. Plaster ceilings following the hip roof form of the roof.



Figure 134. Two square wood blocks within the rectangular pattern.



Figure 135. Previous plaster patches at the sides of the chimney.



Figure 136. The ceiling in the mechanical room is plaster on wood lath.



Figure 137. Remaining 3/8-inch-thick plaster with a yellow/beige finish coat.



Figure 138. Restroom ceiling with non-original wood trim.

Doors

An interior door measuring 27 inches wide by 66 inches tall is located on the first floor, south of the fireplace and underneath the Juliet balcony. The door provides access to the mechanical space and has a wood frame measuring 5-1/2 inches deep. There is a wood panel transom on either side of the door that is notched around the irregular profile of the stone (Figure 139). The door is constructed of 1x6 panels with 1/2 inch by 1-inch vertical trim on the main gathering room face of the door leaf and 2x6 horizontal reinforcing on the mechanical room face of the door leaf (Figure 140 and Figure 141). There is a pull handle and latch on the community room face of the door and three knuckle hinges with brackets on the mechanical room face of the door.



Figure 139. Wood panel transom notched around the profile of the stone.



Figure 140. Vertical reinforcing on the main gathering room face of the door.



Figure 141. Horizontal reinforcing on the mechanical room face of the door.

Stairs

A wood staircase is present on the north side of the fireplace (Figure 142 and Figure 143). The stair retains much of its historic fabric, although significant structural modifications were implemented, circa 2022. The structure of the stair consists of a 2x10 stringer notched to support the individual wood treads. A 2x6 post supports each stringer at mid-span. The original wood stair treads measure 2-1/4 inches thick and have a tread depth of 11-1/4 inches. The rise between treads is 8-1/4 inches. Three stacked wood blocks, alternating in size between larger 2x4 blocks and smaller 2x3 blocks, support the ends of the treads. The upper treads are positioned to overhang the lower treads by 3-1/2 inches. Non-original structural modifications include the addition of a 2x10 wood riser secured to the stringer with steel angles and screws (Figure 144).

The stair rail consists of a 3-1/2-inch-square newel post and intermediate posts that are secured to the stair treads and a top rail consisting of a 2x6 secured to the posts with screws (Figure 145). The original wood members and non-original repairs and replacement members are stained dark brown.



Figure 142. Wood staircase at the north side of the fireplace.



Figure 143. Close-up view of stair risers at the north side of the fireplace.



Figure 144. Non-original 2x10 riser secured to the stringer with stainless steel angles.



Figure 145. Top rail consisting of a 2x6 secured to the posts with screws.

Fireplace and Chimney

The focal point of the Indian Room is the large stone chimney that extends two stories in height and separates the interior spaces (Figure 146). The chimney includes an upper and lower fireplace, each with a stone hearth. Similar to the exterior walls, the chimney is constructed of random coursed rock-faced ashlar stone units, some of which project from the plane of the wall. Within the chimney there are unique stone features either carved or set into the stone coursing.

On the first floor, the firebox measures approximately 75 inches wide by 25 inches tall. A large stone mantel, measuring 8 inches deep, spans across the firebox opening and is supported by a steel angle (Figure 147). The south end of the mantel features carved decoration that includes a configuration of rectangular reliefs and carvings in concentric circles (Figure 148). The mantel is supported on either side by stone piers. Above the mantel are two large accent stones: a face bed stone unit that measures approximately 30 inches by 42 inches, and a large projecting stone unit that measures approximately 60 inches long and 10 inches tall. A stone hearth is in front of the firebox, and although not shown in the original drawings, appears to be original. The hearth has a combed tooling pattern, measuring 3/4 inch wide, along the edges of the stones.

Approximately 12 feet above the first floor level, at the north end of the east chimney elevation, is an irregular-shaped opening that was intentionally constructed and extends through the depth of the chimney. The coursed stone gap measures between 4 and 10 inches wide (Figure 149).

The upper fireplace is located on the south end of the west elevation of the chimney, at the second floor (Figure 150). The fireplace has a load-bearing arched opening with expressed stone voussoirs (Figure 151). Extending across the arched opening is a large mantel stone, supported on a steel angle, with square carvings on the face of the stone. The mantel features geometric carvings: a series of offset lines forming a rectilinear pattern at the south end of the mantel and a small rectangular carving and a series of concentric squares at the north end of the mantel (Figure 152 and Figure 153). At the southwest corner of the chimney is a series of stacked small and large square stone units (Figure 154 and Figure 155). The rectangular shape of the ashlar rock-faced units and horizontal coursing accentuated by projecting stone courses, enhance the theme of the geometric carvings at the mantel. The hearth consists of polygonal-shaped stone pavers with a rough texture that are flush with the wood flooring (Figure 156). The firebox consists of 4x8 clay brick at the base and common brick at the upper portion of the firebox.

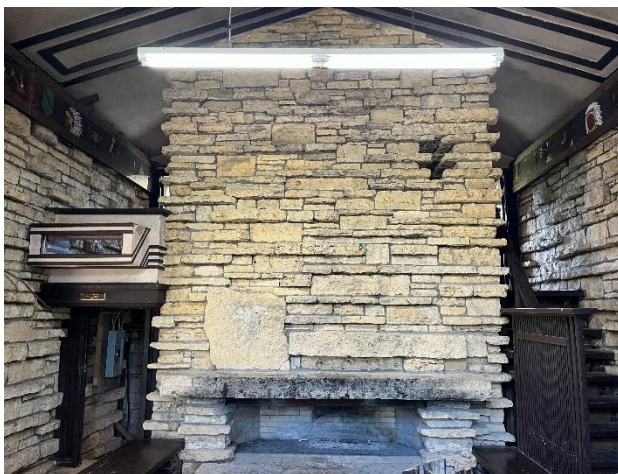


Figure 146. Large stone chimney extending two-stories.



Figure 147. Stone mantel spanning across the firebox opening.



Figure 148. Concentric circles carved as decoration in mantel stone.



Figure 149. Irregular-shaped opening in the chimney.



Figure 150. The upper fireplace located on the west elevation of the chimney, at the second floor.



Figure 151. Load-bearing arched opening with expressed stone voussoirs.



Figure 152. Square carvings at the face of the upper fireplace mantel.



Figure 153. Geometric carvings at the upper fireplace mantel.



Figure 154. Small and large stacked square stone units.



Figure 155. A series of stacked small and large square stone units at the southwest corner of the chimney.



Figure 156. Stone hearth flush with the wood flooring.

Furniture

The community room has three built-in benches, one under the projecting rectangular window bay on the east elevation of the building and one on each side of the lower fireplace. (Figure 162) The bench at the east elevation supports part of the window sill (Figure 157). The seat extends to the stone walls on each side and measures approximately 11 inches deep, 2 inches thick, and 11 feet 6 inches long. The bench seat has sturdy wood supports on either end of the bench seat (Figure 158). The wood supports consist of a solid wood base, measuring approximately 2 inches thick by 3 feet wide, upon which is a wood pier. In addition to the pier, the wood base supports vertical post that extends through the bench seat to the underside of the wood window stool. In addition to the post, six wood pickets, each measuring 5/8 inches square and spaced 1-1/2 inches on center, form a decorative screen that extends from the wood base and to the underside of the window stool. At the north end of the bench is a second wood bench, measuring 17 inches in height, that extends perpendicular to the main bench (Figure 159). The perpendicular bench

has a wood base, measuring approximately 2 inches thick by 8 inches deep, and a wood-framed post and vertical wood posts and spindles that support a top rail, also measuring 2 inches tall by 8 inches deep. A table that was originally used with the bench has since been removed and is presently being stored in the attic of the City of Dubuque Park Division maintenance facility. Based on comparison of archival photographs from 1936, the bench was installed after original construction.

In addition to the window bench, benches extend perpendicular to the wall on either side of the fireplace mantle, forming an inglenook around the fireplace (Figure 161 and Figure 162). The bench seats are approximately 66 inches wide by 21-1/2 inches deep with the top of the seat approximately 16 inches above the finished floor. The legs of the bench are approximately 37 inches apart and consist of four 2x2 square wood posts that extend through four 2x8 boards with 2 inch vertical spacing between the boards (Figure 163). A 2x8 base board with a 2x14 board turned on its side extend perpendicular between the bench legs to provide additional support. The north bench has a back measuring approximately 54 inches tall by 56 inches wide, consisting of thirty vertical wood spindles, each measuring 5/8-inch square and spaced 1-1/4 inches apart, that form a screen. There are two 1-1/2-inch square vertical members on each side of the spindles. The screen is capped by a 2x8 top rail (Figure 164). The south bench originally had a similar back, but it has been removed.⁶



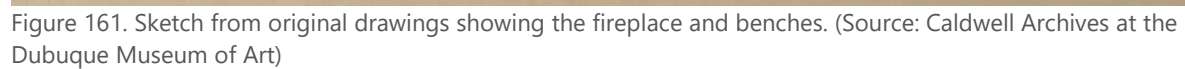
Figure 157. The bench at the east elevation.



Figure 158. Sturdy wood supports on either end of the bench seat.



Figure 160. The front edge of the bench aligned with the outside of the mantel support stones.



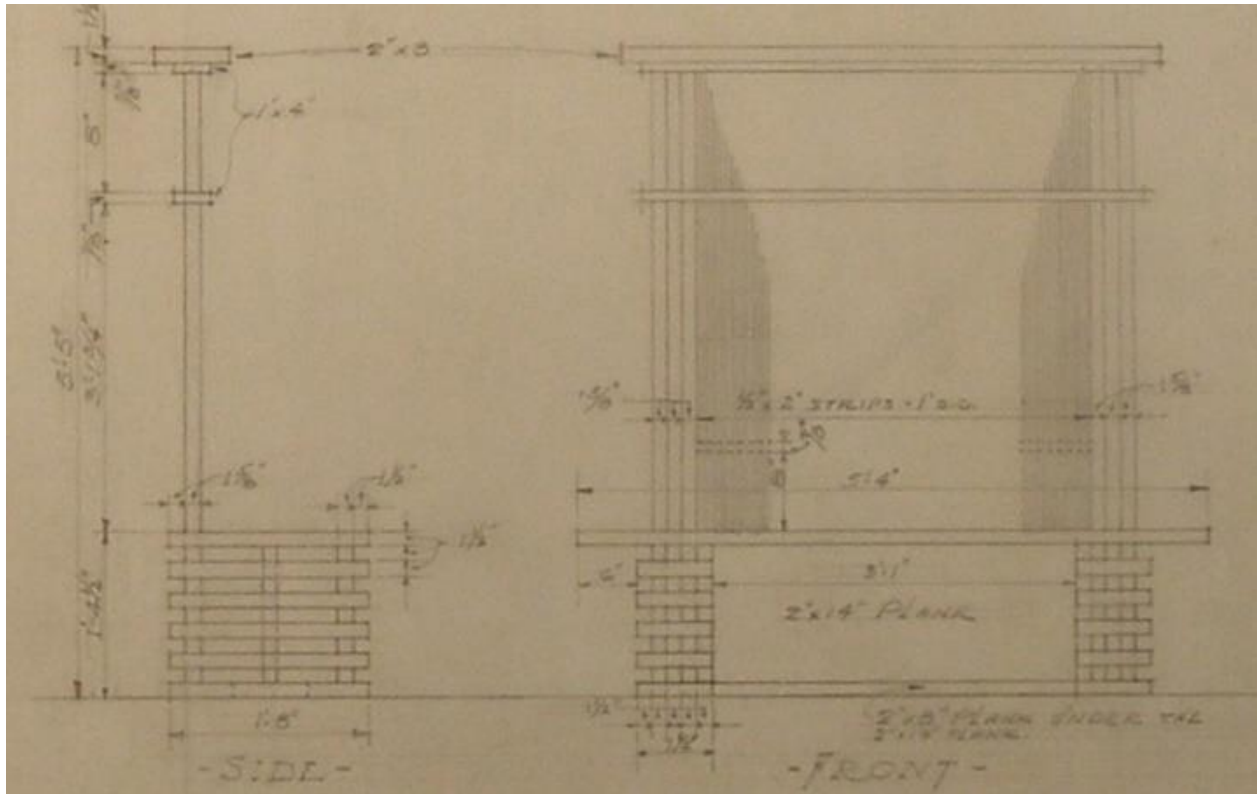


Figure 162. Sketch from original drawings showing the benches (Source: Caldwell Archives at the Dubuque Museum of Art).

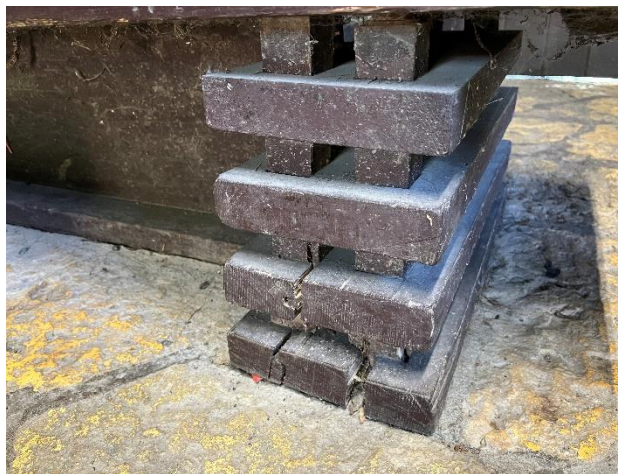


Figure 163. One of the legs of the bench.

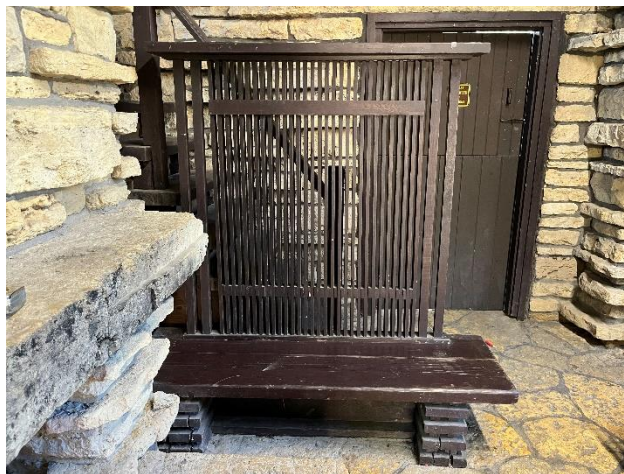


Figure 164. Back of the north bench that forms a screen.

Electrical and Lighting System

The original electrical system has been mostly removed and replaced; however, some components of the electrical systems remain. The original electrical systems included armored cable consisting of cloth and rubber insulated wires set in a flexible coiled metal sheath (Figure 165). The cable was routed through the wall to junction boxes, flush with the interior plaster and exterior stucco finishes (Figure 166). An abandoned historic junction box is located at the ridge of the plaster ceiling, centered in front of the fireplace at the main community room (Figure 167). The junction box likely supported a pendant light fixture that has since been removed. Based on review of an article published in the *Dubuque Telegraph Herald*, dated June 7, 1936, the original light fixture consisted of a string of connected lamps, each encased in a wood slatted shade, triangular in plan (Figure 168). At the interior second-floor level overlook, the flexible conduit penetrates the plaster wall and runs along the top of the wood framing for the surface-mounted mural. Abandoned junction boxes are mounted to the top of the wood framing. The surface-mounted conduit extends above the wood framing to the far east side of the community room, where it extends to two historic light fixtures mounted on the stone walls. Each fixture consists of a sheet metal lantern with a crimped hood. The lamp of the lights is missing (Figure 169).

At the exterior of the building, there are two abandoned junction boxes at the exterior stucco roof soffit, adjacent to the exterior balconies on the west elevation of the building. The openings are concealed by wood blocks, painted red. Evidence of historic lighting is also present at the wood posts that frame the recessed vestibule of the restroom wing. The ends of conduit are exposed to view at the top of grooves routed in the sides of the wood posts (Figure 170). An archival photograph dated 1975 indicates that the posts once supported a light fixture with a Japanese lantern design, consisting of a rectangular lamp with horizontal banding (Figure 171). Based on comparison of archival photographs, it appears that the lantern design was intended to match the historic lantern posts visible at the terraced site walls. Other remnants of the historic electrical system include a 600-volt electrical panel, manufactured by Gran-Cal, Inc., mounted to the ceiling of the mechanical room. Based on physical evidence and archival research on Gran-Cal, Inc., an Ohio-based company, the Gran-Cal panel was likely installed sometime between 1955 and circa 1970.

The building is currently served by a 120-amp, 120/240-volt electrical panel manufactured by General Electric (Figure 172). Documentation of changes to the electrical system were not identified during our archival research; however, the existing electrical system was likely installed between 1998 and 2010. The electrical panel is mounted to a wood panel attached to the south wall of the mechanical room and is connected to the main utility service line to the building. Non-original lights include the double ballast fluorescent light fixture suspended from the ceiling in the community room; a surface-mounted fluorescent light at the second-floor overlook level, an exposed single-bulb surface-mounted ceiling fixture at the mechanical room; and double ballast box-shade fluorescent light fixtures mounted directly to the plaster in the men's and women's restrooms (Figure 173 through Figure 175). The electrical panel also supports the water heater and booster pump, installed as part of restroom renovations designed in 2004 and performed in 2005. There are no receptacles observed in the community room, upper balcony, or mechanical room; however, ground fault circuit interrupting (GFCI) receptacles were observed above exterior door openings at the restroom wing. At present, there are no exterior light fixtures for the building.



Figure 165. Coiled flexible metal conduit.



Figure 166. Junction boxes set in the plaster finish of the walls and ceiling.



Figure 167. Plaster ceiling at community room where historic pendent light fixture was mounted.

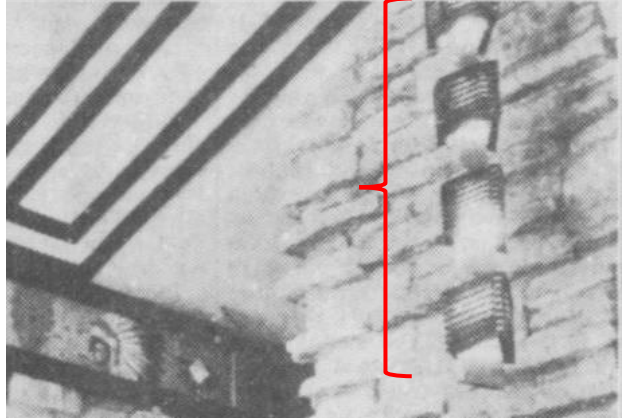


Figure 168. Original pendent light fixture at community room. (Source: *Dubuque Telegraph Herald*, June 7, 1936, page 16)



Figure 169. Surface-mounted lantern, with the lamp of the light fixture missing.



Figure 170. Abandoned conduit and routed wood channel at recessed vestibule.

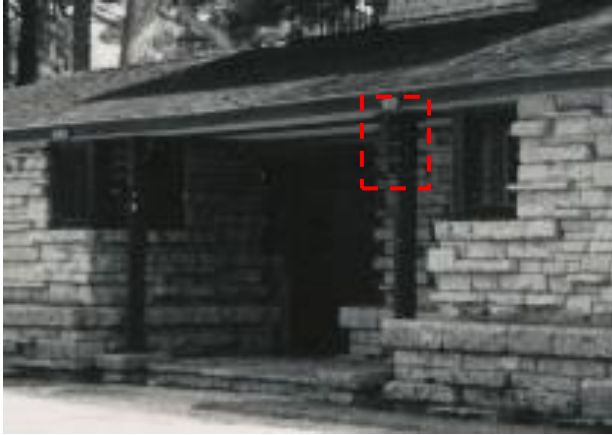


Figure 171. The wood lantern mounted to the posts at the recessed vestibule, circa 1975. (Source: Center for Dubuque History, HMR 371)



Figure 172. 120-amp, 120/240-volt electrical panel, located in the mechanical room.



Figure 173. Non-original double ballast fluorescent light fixture suspended from the ceiling at the community room.



Figure 174. Surface-mounted non-original fluorescent light fixture at second-floor overlook level.



Figure 175. Non-original double ballast box-shade fluorescent light fixtures at the men's and women's restrooms.

Plumbing

Originally, the Indian Room housed bathrooms and showers within the restroom wing and included radiant heating within the community room. Physical evidence and documentation from the *Indian Room Toilet Facility Renovation*, dated December 20, 2004, indicates that original plumbing fixture and most of the original plumbing pipes had been removed well before 2004, likely as part of a previous restroom renovation for which we were not able find documentation. The capped piping for the radiant heaters in the community room appears to be the only remaining historic fabric from the original plumbing (Figure 176).

Potable domestic water service is supplied to the building via a main water supply access from a concrete-lined pit, approximately 4 feet deep, located under an access panel in the wood flooring of the mechanical room (Figure 177). The existing plumbing system consists of cast iron and copper water supply and drainage pipes and cast iron vent pipes. Water supply lines extend from the main water line to a water heater with expansion tank and a booster pump and to a wood-framed wall that extends along the west elevations of the men's and women's restrooms (Figure 178). Hot and cold water pipes and waste pipes are routed to non-original plumbing fixtures that include five toilets, two sinks, and two urinals (Figure 179). ADA-compliant plumbing fixtures and stalls were installed at the men's and women's restroom. Non-original floor drains, consisting of 3-inch-diameter drains with a flush-mounted brass drain strainer, are located in each restroom (Figure 180). According to the 2004 repair drawings, waste pipes are connected to a below-grade sewer line that extends under the restroom wing. In addition to the water supply and waste pipes, there are cast iron vent pipes located in each restroom that extend from below-grade and through the roof (Figure 181).



Figure 176. Capped pipe set in floor of community room likely supported a radiant heating system that has since been removed.



Figure 177. Concrete pit concealed under wood flooring that provides access to main water supply.



Figure 178. View of water heater, booster pump, and copper piping installed as part of the 2005 restroom renovation.



Figure 179. Typical bathroom fixtures and wood-framed partition wall installed as part of the 2005 restroom renovation.



Figure 180. Floor drain at the restroom.



Figure 181. Vent pipe at the restroom extends through the floor slab and through the roof framing.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces and water-fed radiant heaters. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Vertical Cracking at Stone.* Localized areas of vertical cracking were observed at the center of several stone units in the field of the wall (Figure 182). The most significant vertical cracking was observed at the stone mantels for both the upper and lower fireplace (Figure 183 and Figure 184). The cracking extended the full depth of the stone mantel and was unsound when evaluated with a sounding mallet. In addition to the cracking, the steel angle that supports the mantels was observed to have surface corrosion (Figure 185).
- *Shallow Spalls at Mortar Joints.* Shallow spalls were observed along the edge of some stone units. The spalling resulted in the loss of some of the rock-faced stone but the mortar remained intact (Figure 186).
- *Small Spalls.* Several small edge spalls were observed at interior stone units at the chimney. The spalls were located along the edge of the stone units. At the face bed unit above the lower fireplace mantel, several small spalls were observed (Figure 187). The spalls were located along a cracked mortar joint and may have been associated with the cracked mantel unit.
- *Shallow Spalls near Fireplaces.* A few shallow spalls were observed at the stone units around the fireplace openings (Figure 188). The spalls were as large as 4 inches square and 3/8 inch deep.
- *Open Joints at Paving.* An open joint was observed between the stone paving at the recessed restroom vestibule and at the adjacent restroom enclosure (Figure 189). The mortar remains intact but has fully debonded from the stone at the restroom enclosure.
- *Localized Pitting.* Deep pockets and pits were observed in the stone at a few locations (Figure 190). The pitting was observed at isolated stone units and was typically aligned with areas of water runoff or dripping.
- *Open Transition Joint.* The joint between the stucco soffit and stone walls is open and has likely never been treated. The lack of joint treatment results in a continuous gap, measuring 1/8 inch wide, between the materials (Figure 191).
- *Biological Growth.* Biological growth and soiling were observed at the stone walls, specifically at upward-facing surfaces and at wall areas perpendicular and adjacent to locations subject to water runoff from roofs (Figure 192).
- *Pest Infestations.* At several locations, bird and insect nests were observed adjacent to projecting stone units (Figure 193).



Figure 182. Localized vertical cracking at the center of several field of wall stone units.



Figure 183. Significant vertical cracking at upper fireplace mantel.



Figure 184. Vertical cracking at lower fireplace stone mantel.



Figure 185. Surface corrosion at the steel angle that supports the mantel.



Figure 186. Shallow spalls at edge of stone units.



Figure 187. Small spall at face bed unit above the lower fireplace mantel.



Figure 188. Shallow spalls at the stone unit around upper fireplace opening.



Figure 189. Open joint between the stone paving at the recessed restroom vestibule and at the adjacent restroom enclosure.



Figure 190. Deep pockets and pits in the stone.



Figure 191. Continuous gap, measuring 1/8 inch wide, between the materials.



Figure 192. Biological growth and soiling at stone walls perpendicular and adjacent to roof runoff.



Figure 193. A bird nest adjacent to projecting stone units.

Wood Elements

- *Deteriorated Wood Trim.* The wood top rail and trim at the exterior balconies had severely deteriorated, resulting in complete section loss and areas that were soft when probed (Figure 194). The distress was observed at the ends of the rail and trim, where these features abut the wall.
- *Missing Wood Trim.* Some of the wood trim at the plaster walls is missing at the Juliet balcony (Figure 195). A large area of the plaster was also missing at the balcony.
- *Gaps at Wood Joints.* Gaps measuring as wide as 3/8 inch were observed between wood elements at the wood screen of spindles that is located at the north bench. The vertical spindles are separated from the top rail of the screen (Figure 196).
- *Splits, Displacement, and Missing Wood Elements.* Wood benches at the fireplace exhibited splits and missing portions of the wood framing at the foot of the bench. The vertical board that supports the center of the bench seat was observed to be displaced and not aligned with the center of the bench seat (Figure 197). Some of the decorative 2x8 wood members that surround the support posts at the base of the bench have split and portions are missing (Figure 198 and Figure 199).
- *Minor Wood Trim Deterioration.* The wood trim throughout the building is generally in good condition. Typical conditions include worn and abraded paint, separations at joints, and minor splitting along the ends of boards.



Figure 194. Complete section loss at the wood top rail and trim at the exterior balconies.



Figure 195. Missing wood trim at the plaster walls.

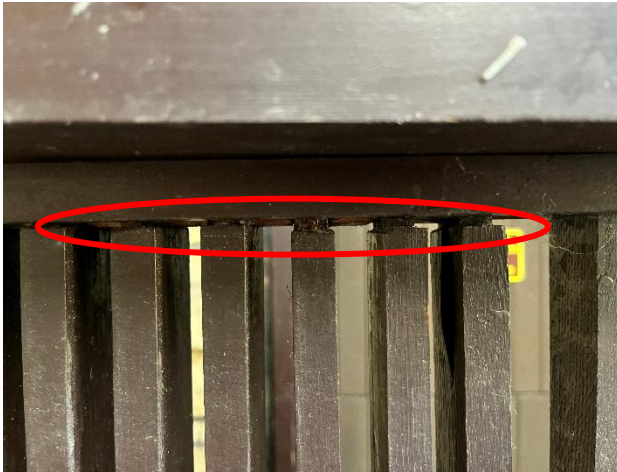


Figure 196. Vertical rails separated from the top rail of the screen.



Figure 197. Displaced vertical board that supports the center of the bench seat.



Figure 198. Split decorative 2x8 wood members that surround the support posts at the base of the bench.



Figure 199. Missing portions of the decorative 2x8 wood members are missing.

Roofing

- *Minor Checks and Splits.* Minor checks and splits are present at the ends of some wood fascia boards, aligning with fastener locations (Figure 200). Localized areas of peeling paint were observed, typically near the ends of wood fascia members.
- *Biological Growth.* Biological growth was observed at the wood shingles and at the stone on the upward-facing surface and the lower portion of the walls (Figure 201). The growth at the roof shingles is light green. Biological growth at the stone includes reddish brown, black, and green discoloration.



Figure 200. Minor checks and splits at the ends of some wood fascia boards.



Figure 201. Biological growth at wood shingles.

Plaster and Stucco

- *Cracking and Debonding of Interior Plaster.* Cracks extend perpendicular to the wood trim pieces at the non-original plaster ceiling of the restrooms. The cracks are as wide as 1/16 inch. At some locations, the plaster is sagging and appears to have debonded from the substrate. The pattern of cracking is more irregular where sagging was observed (Figure 202).
- *Hairline Cracking at Interior Plaster.* Hairline cracking at the historic plaster ceilings extend perpendicular between wood trim pieces as well as across the plane of the ceiling. The cracking is generally in a straight line or steps incrementally across the plaster surface, likely aligning with the location of joints in the wood lath (Figure 203 and Figure 204). At isolated locations, typically along the wood trim, small areas of the plaster finish have debonded from the scratch coat and fallen loose (Figure 205).
- *Missing Plaster.* Portions of the plaster at the interior Juliet balcony and at the mechanical room ceiling are missing. The wood lath and edge beads are exposed to view (Figure 206).
- *Cracking at Soffit.* Cracking was observed at the underside of the stucco soffit (Figure 207 and Figure 208). The cracks range from hairline to as wide as 1/8 inch and typically extend perpendicular to the length of the soffit. The cracks are primarily located at corners and areas where the soffit changes in depth. At some locations, the stucco is discolored adjacent to the crack, indicating that moisture or water infiltration may have been associated with the crack at one time (Figure 209).
- *Cracking at Stucco above Balcony.* Localized areas of cracking were observed at the stucco ceiling above the balcony. The cracks measure approximately 1/16 inch wide and extend from anchor locations for the wrought iron grille (Figure 210).



Figure 202. Irregular cracking pattern where sagging was observed.

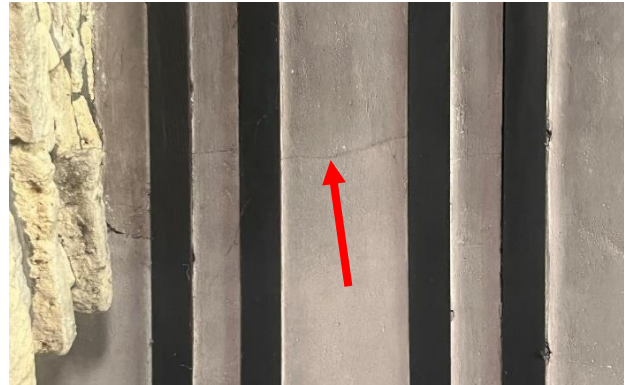


Figure 203. Straight line cracking in plaster.



Figure 204. Incrementally stepped cracking across the plaster surface.



Figure 205. Debonded plaster finish that has fallen loose.



Figure 206. Exposed wood lath and edge beads.



Figure 207. Cracking at the underside of the stucco soffit.



Figure 208. Cracking at the underside of the stucco soffit.



Figure 209. Discoloration of stucco adjacent to crack, indicating that moisture or water infiltration may have been associated with the crack at one time.



Figure 210. Cracks extending from anchor locations for the wrought iron grille.

Windows and Doors

- *Deteriorated Wood at Sill and Framing.* At a few locations, the wood sill has split and was soft when probed. The distress typically aligns with the exterior face of the sash (Figure 211). The wood window jamb adjacent to the sill also exhibits deterioration along the bottom edge.
- *Split wood at Mullion.* At least one window mullion had a split at the wood cladding that extends the full depth of the wood to a length of approximately 6 inches (Figure 212).
- *Split at Wood Door Cladding.* At one location, the wood cladding at the upper leaf of a Dutch door had split. The split extends approximately 12 inches and has resulted in the loss of wood along the edge of the cladding board (Figure 213).

- *Deteriorated Wood at Windows.* Minor wood deterioration was observed at windows. Where observed, the distress included localized areas of wood that was found to be soft when probed, with small splits and checks at the end of framing members, and isolated areas of peeling paint (Figure 214 and Figure 215).
- *Deteriorated Wood at Doors.* Minor wood deterioration at doors includes chips and splits along the base of door leaves, biological growth, and areas of missing or abraded coating (Figure 216 and Figure 217).
- *Damaged Window Screens.* Approximately half of the wood-framed window screens exhibit distress conditions, including missing or loose wood stops, damaged and displaced metal screening, and checking and splitting at the ends of the wood framing members (Figure 218).
- *Previous Repairs.* Some of the windows appear to have previous repairs that include the addition of metal brackets to reinforce the sash corners (Figure 219). The repaired sash appeared to be stable at the time of the survey.
- *Displaced and Corroded Hinge.* At least one hinge appeared to be loose and displaced, and the pin for the hinge is not fully engaged (Figure 220).



Figure 211. Split wood sill that was soft when probed.



Figure 212. Split at the wood cladding of window mullion that extends the full depth of the wood for a length of approximately 6 inches.



Figure 213. Split at upper leaf of Dutch door.



Figure 214. Localized area of wood that was found to be soft when probed, with small splits and checks at the end of framing members.



Figure 215. Isolated areas of peeling paint.



Figure 216. Minor wood deterioration at doors including biological growth.



Figure 217. Minor wood deterioration at doors including chips and splits along the base of door leaves.



Figure 218. Displaced metal screening at wood-framed window.



Figure 219. A previous repair that includes the addition of metal brackets to reinforce the sash corners.



Figure 220. Displaced hinge at door.

Mural

- *Moisture Staining at Wood.* Moisture staining and white soiling were observed along the bottom framing member surrounding the interior mural. The irregular pattern of soiling extends the full length of the frame and is as wide as 2 inches at some locations (Figure 221).
- *Scratches on Mural.* Scratches were observed on the wood backing of the mural (Figure 222). The scratches are typically 1/16 inch wide and appear to be associated with previous vandalism. At a few locations, scratches extend through the painted surface and have abraded the paint coating (Figure 223).



Figure 221. Moisture staining and white-colored soiling along the bottom framing member.



Figure 222. Scratches on wood backing of mural.



Figure 223. Scratch extended through the painted surface and abrading the paint coating.

Veranda Rooms

The Veranda Rooms is a one story limestone structure with a mostly rectangular plan that measures approximately 20 feet by 50 feet (Figure 224). The building is situated on a stone terrace connected to the main stone promenade. The Southern Gate Road wraps around the south and east sides of the building site and is immediately adjacent to the west pavilion of the Bridge Complex.

The building features projecting limestone units that form a watertable at the base of the building, as well as limestone walls, wood-framed windows and doors, and a wood-framed hip roof with wide overhanging eaves and dormer windows. The east, primary elevation features two entrance doors that flank a wood-framed rectangular bay (Figure 225). The rectangular bay measures approximately 16 feet wide and the front facade of the bay is flush with the roof fascia. An offset gable roof dormer, measuring 16 inches tall, is located at the roof and spans the width of the projecting rectangular bay. The north elevation is symmetrical and features a band of wood-framed windows that span across the elevation and wrap the corners (Figure 226). The west elevation features two stone chimneys that project approximately 10 inches from the plane of the wall (Figure 227). The chimneys extend approximately 5 feet above the roofline and the south chimney includes an exterior fireplace with mantel. Similar to the east elevation, there is a roof dormer located at the north end of the roof. Unlike the dormer at the east elevation, the dormer has a shed roof and is positioned immediately behind the chimney stack for the north fireplace. The south elevation has a rectangular bay that projects approximately 4 feet from the main portion of the building and measures approximately 9 feet wide (Figure 228). There are window openings on either side of the bay, as well as windows that wrap the corners at the upper portion of the bay. In addition to the dormer windows and chimneys, the building features stucco-clad eaves.

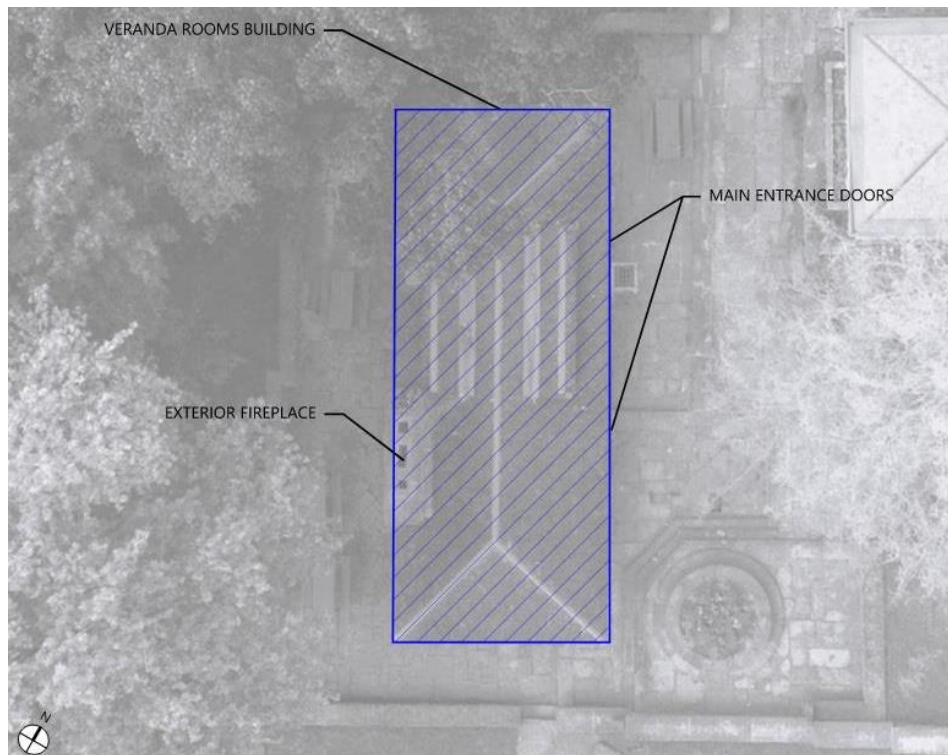


Figure 224. Diagram showing the configuration of spaces in the Veranda Rooms (Source: WJE, 2024).



Figure 225. View of the Veranda Rooms looking west.



Figure 226. View of the Veranda Rooms looking south.



Figure 227. View of the Veranda Rooms looking northeast.



Figure 228. View of the Veranda Rooms looking north.

Structural Description

Foundation

Based on original drawings of the "Pump House" and conditions observed on site, the building has a concrete perimeter footing measuring approximately 36 inches deep. Drawings indicate that the concrete foundation extends approximately 4 feet below grade; however, conditions observed at a drain basin on site suggest that the concrete foundation measures 12 inches tall and bears on a stone foundation. Within the concrete footing, the building has a concrete floor. A portion of the concrete footing and floor slab are exposed to view at the east elevation of the building (Figure 229).

Walls

Most of the walls are load-bearing stone masonry. However, a wood-framed wall is located at the east elevation of the building and has a structure consisting of wood posts, measuring 6 inches square, spaced approximately 8 feet on center. The post framing and load-bearing masonry support the wood roof framing.

Roof Structure

The roof framing is partially concealed by the interior finishes (Figure 230). Based on original construction drawings and observation on site, the roof framing consists of 2x6 rafters, spaced at 16 inches on center, with 1x6 wood sheathing. The rafters extend beyond the plane of the wall, typically 24 inches, to form overhanging eaves. At the plane of the wall, the rafters are supported by 2x6 posts mounted to the top of the stone wall. The 2x4 kickers extend from the posts to the end of the rafters, forming the framing for the eaves (Figure 231). There is 1x6 wood sheathing on the underside of the 2x4 kickers.

At the north end of the building and aligned with the location of the roof dormers, the portions of the roof rafters are exposed to view. The 2x6 wood rafters that span east–west across the building are arranged in a pattern consisting of three parallel rafters, spaced 2 inches apart. The groups of rafters are spaced approximately 32 inches apart. A single 2x6 rafter is located between adjacent groups of three rafters, spaced 16 inches from the center rafter of the three. The rafters extend to an upper 1x6 ridge board. At the midpoint of the three rafters that are grouped together, there are four 2x4 diagonal bracing members. The four diagonal bracing members are offset in their alignment with the three rafters so that they fit within the space between, and are interlocked with, the three rafters (Figure 232). The bracing members extend diagonally downward and to the interior, to a lower 1x6 ridge board positioned at the center of the interior space. Portions of the rafters, as well as the diagonal bracing members and the lower ridge board, are visible at the building interior (Figure 233). At the rectangular window bay that extends along the east side of the building, there is a wood beam, measuring 10 inches square, that supports the ends of the rafters as well as the framing for the dormer roof.

Additional roof framing is visible from the interior and aligns with the north and south ends of the dormers. Below the main roof rafters and visible from the interior are a pair of 5-inch-square wood rafters that sandwich a 5-inch-square wood diagonal bracing member (Figure 234). A vertically oriented 4x4 is secured to the pair of 5-inch-square rafters with a through bolt and extends vertically to form the framing for the dormer roof (Figure 235).

Structural repairs have been made to the beam and rafters at the north and south ends of the east dormer (Figure 236). The repairs include installation of a saddle consisting of steel angles, each measuring 8-1/2 inches by 6 inches and 1/4 inch thick, that have been welded together. The saddle measures approximately 30 inches long and supports the underside of the 10-inch-square beam that spans east–west along the east side of the building and the base of the 5-inch-square rafters that support the framing for the ends of the dormer roofs.



Figure 229. Exposed concrete foundation and floor slab exposed on east elevation.



Figure 230. The interior finishes partially concealing the roof framing.



Figure 231. Eave framing at wood roof soffit.



Figure 232. Four diagonal bracing members offset in their alignment with the three rafters so that they fit within the space between.



Figure 233. Portions of the rafters and diagonal bracing members visible at the building interior.



Figure 234. Wood roof framing at dormers.



Figure 235. Ends of wood framing members for dormer roof.



Figure 236. Structural repairs made to the beam and rafters at the north end of the east dormer.

Exterior Description

Walls

Similar to the Indian Room, the exterior walls of the Veranda Rooms are constructed of local, beige-colored limestone and are rock-faced units set in a random coursing pattern. The walls measure approximately 18 inches deep and consist primarily of an interior and exterior wythe of stone. Typical stone units range from 2-1/4 inches to 3-1/2 inches tall and 8 inches to 36 inches long, with mortar joints ranging in width from 1/2 inch to 1-1/8 inches (Figure 237). Some of the stone units project beyond the plane of the wall by as much as 2 inches. The corners of the building are accentuated by a pattern of alternating stone courses that project from the plane of the wall (Figure 238).

The lower few courses of stone at the full perimeter of the building project approximately 14 inches beyond the plane of the wall above, creating a watertable at the base of the building. The stone units at the cap of the watertable measure 7-1/4 inches tall and, in addition to the rock-faced finish, have a 3/4 inch perimeter tooled band around each unit with a combed finish (Figure 239). Stone units below window openings measure approximately 5 inches tall and, like the watertable caps, have a rock-faced finish with a tooled perimeter band, measuring 3/4 inch, with a combed finish (Figure 240).

Unlike the Indian Room, the Veranda Rooms features face bed stone units. Face bed units (stone units with the bedding plane oriented vertically and parallel to the plane of the wall). are large polygonal shaped units set so that the natural planes of the stone are parallel to the wall. The face bed units typically feature fossils and have a rough but flat texture as compared to the adjacent rock-faced units. These stone units are carefully placed throughout the building to draw focus to features, such as the outdoor fireplace, or to break up the more regular pattern of the bed set units (Figure 241).

An exterior fireplace is located at the south end of the west elevation (Figure 242). The fireplace includes a brick firebox and decorative stone mantel. The mantel measures approximately 8 inches tall and has a rock-faced finish with a perimeter band tooled with a combed finish. The mantel stone is supported on a cast-in-place reinforced concrete beam that spans across the opening. Above the mantel is a large, face

bed unit measuring approximately 32 inches by 42 inches. There is a gap to the south of the face bed unit, measuring approximately 4 inches, that was designed and extends into the chimney flue. The gap is defined by random coursed ashlar stone units with alternating courses of projecting stone. At the south end of the fireplace is a stone unit, measuring 10 inches tall, that is rotated at a 90-degree angle so that the corner of the stone projects approximately 14 inches from the face of the wall. The stone sits on smaller stone units oriented on the same rotated axis. Immediately below the stone is a steel plate with a hook, likely intended to hold pots or tools used at the fireplace (Figure 243).

In addition to the stone walls, a wood-framed wall is located at the east elevation, between the two entrances. Between the structural wood framing posts (described above), the wall is wood framed, measuring 4-1/2 inches deep, and is constructed of 2x4 framing with stucco, measuring 5/8 inch thick, applied to expanded metal lath. The stucco is painted light yellow (Figure 244). The wall is divided into sections, each measuring approximately 4 feet wide, by 1x4 wood trim pieces, painted brown and applied directly to the wood wall framing. Windows are located at the upper portion of each wall section (Figure 245).



Figure 237. Typical stone units at wall.



Figure 238. Typical stone units and coursing at building corners.



Figure 239. Projecting lower watertable.



Figure 240. Stone sill below windows.



Figure 241. The face bed stone unit.



Figure 242. Exterior fireplace located at the south end of the west elevation.



Figure 243. Stone mantel and surround at exterior fireplace.



Figure 244. Stucco painted light yellow.



Figure 245. Windows at the upper portion of each wall section.

Windows

There are generally three types of wood-framed windows at the Veranda Rooms. Wood-framed ganged casement windows are located at the north and south elevations of the building. Casement windows are also located at the wood-framed rectangular bay on the east elevation. Windows are also located at the roof dormers. At all locations, the windows are wood framed and the framing and sash are painted brown.

Windows at the north elevation are centered on the stone coping unit, measuring 24 inches deep, that forms the exterior stone sill and the interior stoop for the window. The window opening consists of paired casement windows that share a continuous wood sill and header and are separated by wood mullions. The sill consists of a 2x6 that is set on a 1-1/2-inch-tall grout curb so the sill is sloped to the exterior. The header consists of a 2x6 mounted to the underside of the stucco roof soffit. Window mullions, measuring 4-3/8 inches wide by 5-1/4 inches deep, are notched into the wood sills and separate the windows; there are eleven windows on the north elevation and two window openings on the east and west elevations.

Each window consists of a pair of casement sash with the opening measuring 11 inches wide by 20 inches tall. The sash have wood framing, measuring 1-1/2 inches wide by 1-1/2 inches deep, with clear glass set with wood interior stops. Typical hardware includes two small five-knuckle hinges at each sash and a wing nut locking mechanism (Figure 246 and Figure 247).



Figure 246. Windows at the north elevation of the building.



Figure 247. Interior view of wood casement windows at the north elevation of the building.

The casement windows at the south elevation are similar to those at the north elevation, except that the window bay is not as wide, allowing for only five units to span across the south elevation (Figure 248). On either side of the south window bay are additional windows openings of the same construction, only taller. The window bays extend from the lower stone watertable to the roof eave and measure 32 inches wide and 55 inches tall. Each bay has a continuous sloped wood 2x6 sill and 2x6 header. Wood mullions, measuring 4-3/8 inches wide, separate the opening into two windows. Each window consists of a pair of casements. The casements have two small five-knuckle hinges, a sash lock, and pull handles (Figure 249 and Figure 250).

The windows at the wood-framed window bay on the east elevation of the building are constructed of 2x4 members with a 2x8 wood sill, sloped to the exterior. Each window opening measures 18 inches wide by

29 inches tall and has a single casement sash with mortise-and-tenon wood frame measuring 1-5/8-inches deep. The sash is positioned in the frame so that it is flush with, and opens to, the interior. Like the windows in the Indian Room, a shallow channel, measuring approximately 3/4 inch wide by 1/4 inch deep, is routed into the bottom rail. A non-original wood trim drip edge has been applied over the routed channel. The clear window glazing is set in putty. Typical hardware at the casements includes five-knuckle hinges and a brass latch on the interior face. At the exterior side of the window frame is a non-original wood-framed screen. The screen measures 1-1/4 inch deep and is set with a non-original wood-framed screen mounted to the exterior face of the window sash, and set with spring pins at the side of each frame (Figure 251, Figure 252, and Figure 253).



Figure 248. Close up view of wood casement windows.



Figure 249. Exterior view of casement windows to east and west of the projecting window bay at the south elevation of the building.



Figure 250. Interior view of tall casement windows to the east and west of the projecting window bay.



Figure 251. Exterior view of windows at the east projecting window bay.



Figure 252. Interior view of windows at the east projecting bay.



Figure 253. Casement sash at east window bay.

The existing dormer windows measure approximately 16 inches tall and extend the full width of the dormer. While not shown in the original drawings, the dormers appear to be original to the building. The window framing consists of pairs of wood 2x members at the sill and jamb that sandwich the glazing. The top of the glazing is secured between two 1/2-inch wood trim members. At some locations there are non-original vertical 1x4 mullions that sandwich the glazing at the joints (Figure 254, Figure 255, and Figure 256).



Figure 254. Dormer window.



Figure 255. Wood framing at dormer window.



Figure 256. Wood mullion at dormer window.

Doors

The building has two non-original door openings, both at the east elevation. The north door provides access to the north room and the south door provides access to the south room. The wood-framed doors are recessed within the wall so that the frame is flush with the interior finish, creating a shallow covered stoop at the entrance. There is a wood-framed sidelight with wood cladding, painted brown, adjacent to the door frame that fills the void between the frame and the irregular surface of the stone wall.

The single leaf doors are wood-framed six-panel units set in a 4-1/2-inch-deep frame. The doors measure approximately 32 inches wide by 77 inches tall and are 1-3/4 inches thick. The lower three panels of each door have recessed plywood panels separated by mullions measuring 1-1/2 inches wide. The upper three panels have glazing. Each door has two double action brass hinges. Non-original pull handles and metal latches with eye hooks have been added to the interior face of the doors (Figure 257 and Figure 258).



Figure 257. Interior view of door at south veranda room.



Figure 258. Exterior view of door at north veranda room.

Roof

The building has a wood shingle hip roof with non-original aluminum drip edges, flashing, and ridge caps, painted red (Figure 259). The wood shingles range from 5 inches to 8 inches wide and have an exposed face measuring 5 inches. Aluminum flashings at the ridges have a semicircular bullnose profile and are fastened to the roof structure, overtop of the wood shingles. Sheet metal valley flashings are located at the backside of the dormer roofs. The dormer walls and window sill are clad with aluminum sheet metal. Flashing at the stone chimneys includes galvanized sheet metal at the back side of the chimney and aluminum flashings, painted red, at the sides and front of the chimney. The vertical legs of the flashings abut the rock-faced stone and are set in sealant (Figure 260).

The roof fascia measures 8 inches tall and consists of 2x8 board, painted brown, and a 2x4 board along the top edge. A red aluminum drip edge covers most of the 2x4 fascia board and extends under the wood shingle roofing. Wood signs are mounted to the fascia above door openings. The roof eaves are clad with stucco on metal lath, painted light yellow, and are typically 27 inches deep. The eaves on the north and south end of the building have a larger overhang and are 54 inches deep (Figure 261). There are two pockets in the stucco soffit where portions of the wood roof framing are exposed to view. The pockets appear to align with the location of electrical poles that were historically secured to the roof of the Veranda Rooms (Figure 262).



Figure 259. Overview of hip roof.



Figure 260. Dormer roof and chimneys at west slope of roof.



Figure 261. Overhanging eaves at north end of the building.



Figure 262. Pocket in roof eave.

Interior Description

The interior of the Veranda Rooms is divided into two rooms: the north veranda room and the south veranda room. The rooms are separated by an interior wall and each has its own exterior entrance (Figure 263). Each room features a concrete floor, plaster walls, and a stone fireplace on the west wall.

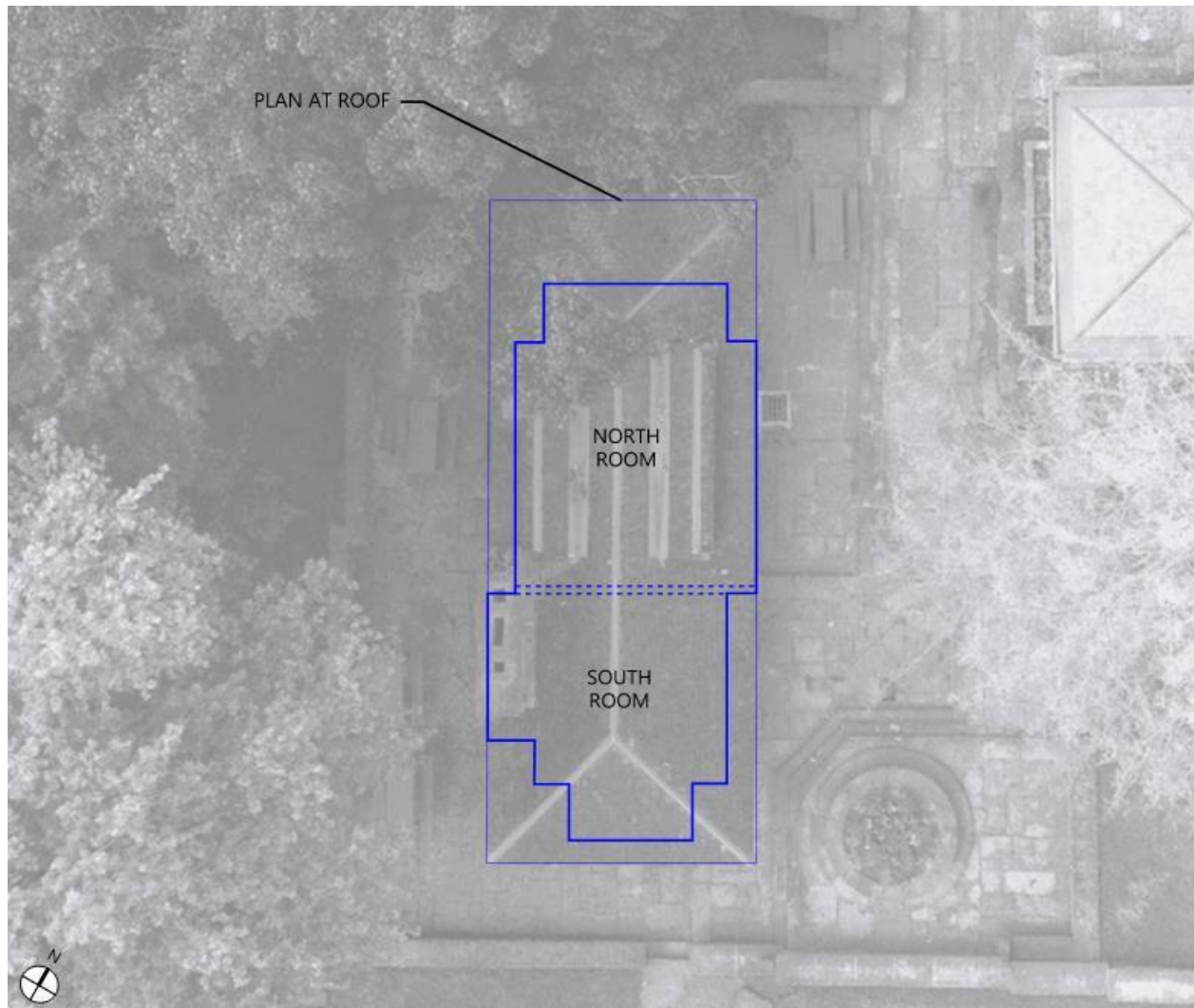


Figure 263. Interior plan diagram of the Veranda Rooms (Source: WJE, 2024).

Flooring

The flooring at both rooms of the building includes a thin cementitious topping, measuring 3/16 inch thick, that has colored aggregate and has been painted (Figure 264). The cementitious topping at the center of each room has red aggregate and is painted red (Figure 265). A perimeter band, measuring 18 inches wide, includes some green aggregate and is painted green (Figure 266). The topping appears to be original to the building.

At the center of each room is a floor drain, measuring approximately 3 inches in diameter, that has a surface-mounted brass drain strainer (Figure 267). Other floor features include embedded metal discs and capped pipe penetrations along the perimeter of the room, likely from a previously removed radiant heating system (Figure 268).



Figure 264. Thin cementitious floor topping, measuring 3/16 inch thick, that has colored aggregate and has been painted.

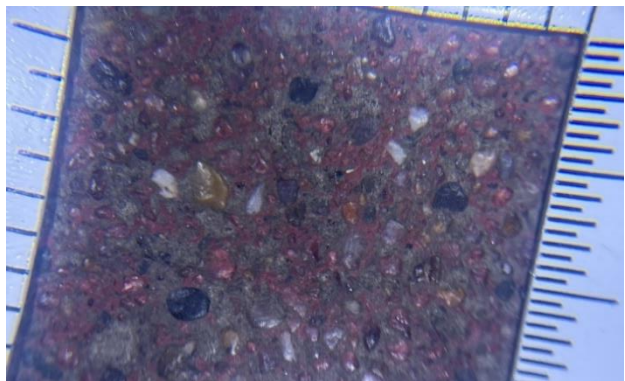


Figure 265. Cementitious topping with red coating at floor of Veranda Rooms, image taken under 10x magnification.

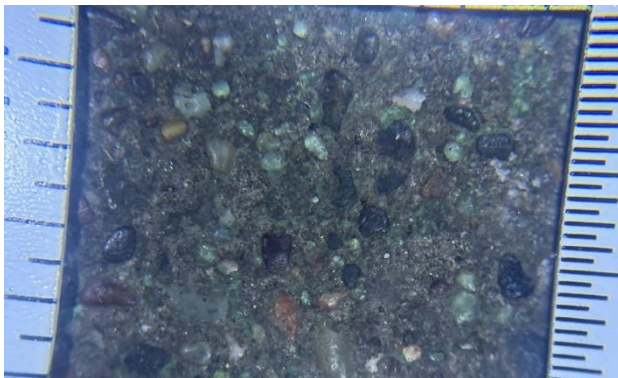


Figure 266. Cementitious topping with green coating at perimeter of floor of Veranda Rooms, image taken under 10x magnification.



Figure 267. Floor drain.



Figure 268. Cap from previously existing radiator system.

Walls and Ceiling

With the exception of the fireplace and the window sills, the walls within the building are plaster. Based on conditions observed on site, the plaster finish measures $\frac{3}{8}$ inch to $\frac{5}{8}$ inch thick and is applied to expanded metal lath. At the interior face of the exterior walls, the lath is applied to 1-1/2-inch wood furring strips attached to the stone. The exterior walls have a baseboard and projecting base trim. The baseboard measures 7-1/2 inches tall by $\frac{7}{8}$ inches deep and is secured to the stone wall with bolts. The washer and nut at the end of the bolt are visible at the interior (Figure 269). A projecting wood trim piece, measuring 1-5/8 inch deep by $\frac{5}{8}$ inch thick, is positioned 5-1/2 inches above the baseboard (Figure 270). The trim is positioned so that it is immediately below the height of the benches (Figure 271).

The wood-framed walls differ slightly in construction and finishes. As previously described, the east wall has wood framing and measures approximately 5 inches deep. Plaster on metal lath is applied to the interior face of the wall. The interior wall that separates the two rooms measures 19 inches deep and has a plaster finish on both sides. At both the east wall and the interior wall, there is a wood baseboard anchored to the structure with nails; however, unlike the exterior walls, a projecting wood trim piece is not present above (Figure 272).



Figure 269. Washer and nut at the end of the bolt visible at the interior.



Figure 270. Projecting wood trim piece positioned above the baseboard.



Figure 271. Trim is positioned immediately below the height of the benches.



Figure 272. Wood baseboard without projecting wood trim above.

Doors

An interior door is accessed from the north veranda room and provides access to a closet. Within the closet there is access to the light fixture at the south fireplace. The wood door frame measures 5 inches deep and has wood door casing, measuring 2-3/4 inches wide, at the jambs and head. The door leaf measures 28-1/4 inches wide by 70 inches tall and is constructed of vertical boards with wood batten applied over the joints. The interior face of the door has horizontal and diagonal bracing (Figure 273 and Figure 274). Hardware consists of three strap hinges and a latch.

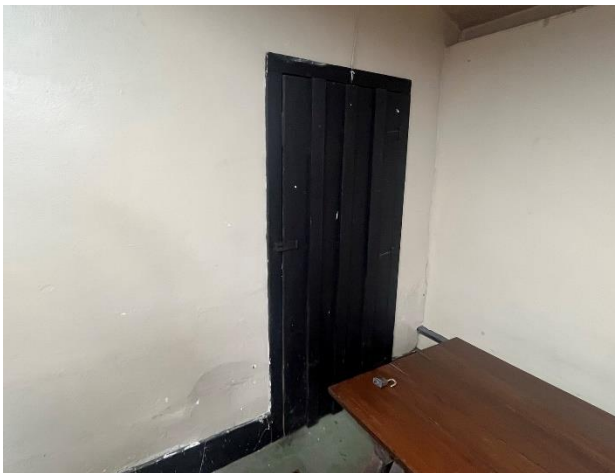


Figure 273. Interior door constructed of vertical boards with wood batten over the joints.



Figure 274. Horizontal and diagonal bracing on the interior face of the door.

Fireplace and Chimney

There are two chimneys at the building: one centered on the west elevation of the north room and one at the north end of the west elevation at the south room. The fireplace at the north room measures approximately 7 feet wide by 36 inches deep and has a brick firebox. The hearth of the fireplace is raised 14 inches above the finish floor. Similar to the exterior walls, the fireplace is constructed of random coursed ashlar stone units. The stone above the firebox is supported on a steel plate. A single stone unit spans the width of the fireplace and projects approximately 6 inches on either side, creating a mantel above the firebox (Figure 275).

The fireplace at the south room measures 7 feet wide by 4 feet deep and has a brick firebox. The hearth of the fireplace is raised 6 inches above the finish floor. Similar to the exterior walls, the fireplace is constructed of random coursed ashlar stone units. A projecting stone mantel extends across the firebox and is supported by a steel plate. Above the mantel is a face bed stone unit. At the north side of the fireplace is a unique design consisting of five vertically oriented stone units, spaced 2 inches apart, that form a screen in front of a concealed light fixture. The stone above the firebox is supported on a steel plate (Figure 276).



Figure 275. View of stone fireplace in the north veranda room.



Figure 276. View of stone fireplace in the south veranda room.

Electrical and Lighting

The original electrical system has been mostly replaced; however, some components of the original electrical systems remain, including the original Trumbell Electric electrical panel, recessed junction boxes, and abandoned cloth-jacketed wiring that is routed through the walls. The original Trumbell Electric electrical panel is recessed into the plaster wall at the north elevation of the north room and includes four circular circuit ports (Figure 277). Remnants of the historic lighting were also observed at the interior soffit that extends along the top of the wall at the west interior elevation. The remaining lighting components consist of a 4-inch-square metal box set within the plaster wall and housing an octagonal-shaped junction box. The junction box contains cloth-jacketed electrical wire (Figure 278). Some of the junction boxes have

been covered with a metal plate. An abandoned junction box is also located adjacent to the entrance door.

At the south veranda room, evidence of historic light fixtures include a wood plate mounted around an embedded junction box with cloth-jacketed wire at the soffit that wraps the south window bay; a wood plate mounted to the opposite side of the soffit, within the south window bay alcove; and junction boxes with cloth-jacketed wire set within the plaster at the ceiling and near the exterior entrance door (Figure 279 through Figure 281). A historic light fixture is also located at the space behind the vertical stone screen at the south fireplace. The fixture, which includes a circular metal plate with a porcelain light socket, is accessed from the storage closet in the north room (Figure 282).

An abandoned historic light switch is located at the east wall of the south room, adjacent to the door (Figure 283). The switch, which appears to have been sized to support up to four switches, has a blank out panel making only one switch accessible. Approximately 12 inches above the finished floor and below the light switch is an abandoned receptacle that has been capped with a blank plate. An abandoned single-pole light switch is also located in the storage closet and appears to have been connected to the porcelain fixture behind the south fireplace screen (Figure 284).

At present, there is no exterior lighting for the Veranda Rooms; however, evidence of historic exterior lighting includes a metal junction box, surface-mounted to the stucco soffit near the south entrance door, and previous patch repairs to the stucco soffit above the north entrance door, where a lighting fixture may have been mounted (Figure 285).

The primary utility power for the building is routed overhead and supported with wood power poles. Based on archival photos and existing physical evidence, main utility service historically entered the building through two utility posts anchored to the roof framing at the south end of the building. The posts have been removed and the main service line has been rerouted to a conduit located at the north end of the west roof dormer (Figure 286). Pockets in the stucco soffit indicate the original location of the roof-mounted electrical posts (Refer to Figure 262).

The building is currently served by a two-switch electrical panel located at the south interior wall of the north room. The electrical panel, manufactured by Square D, is mounted to the wall and connected to the main utility service (Figure 287). The electrical panel feeds electrical conduit through two sub-panels; one surface-mounted box immediately below the electrical panel and one mounted to the north elevation of the south room, opposite the north sub-panel (Figure 288). Throughout the structure, the active metal conduit, outlets, and light switches are surface-mounted. Each room has a surface-mounted light switch and a surface-mounted GFCI receptacle. Each room has two double ballast fluorescent light fixtures suspended from metal chains attached to metal hooks in the plaster ceiling (Figure 289).

Plumbing

Historically, the rooms had radiant heating. However, only capped pipes embedded in the concrete flooring remain (Figure 290). Each room also has a floor drain that extends to the main sewer pipe under the building.



Figure 277. Original Trumbell Electric box set within the plaster wall.



Figure 278. Cloth-jacketed electrical wire within the junction box.



Figure 279. Evidence of historic light fixture and wood back plate.



Figure 280. Historic junction box that supported a light fixture adjacent to the door at the south room.



Figure 281. Junction box that historically supported a light fixture at the south window cove.



Figure 282. Historic light fixture with a circular metal plate and porcelain light socket.



Figure 283. Original light switch in south room with non-original blank-off panel reducing the panel to a single switch.



Figure 284. Abandoned switch in storage closet with cloth-jacketed wiring.



Figure 285. Exterior surface-mounted junction box near the south entrance door.



Figure 286. Conduit for main service line located at the north end of the east dormer.



Figure 287. Surface-mounted electrical panel in the north veranda room. Note the black sub-panel below.



Figure 288. Sub-panel surface-mounted to wall at north room.



Figure 289. Non-original double ballast fluorescent light fixture suspended along the interior ridge of the roof.



Figure 290. Cap of pipe where radiant heating unit was located.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces and water-fed radiant heaters. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Vertical Cracking at Chimney.* Vertical cracking was observed at the exterior west elevation of the north chimney (Figure 291). The cracking extends from an open mortar joint at the chimney coping, down into the field of wall. Cracks extend through mortar joints and stone units (Figure 292).
- *Cracking at Fireplace.* Vertical cracking was observed at the interior elevation of both the north and south fireplace. The cracking consists of open mortar joints and cracked stone units extending from the joint between the chimney and the dormer window or roof framing (Figure 293). Some of the cracks have been previously repaired (Figure 294).
- *Cracking at Stone.* At a few locations, hairline cracking was observed in the stone. The cracking typically extends vertically through the stone and aligns with cracked mortar joints (Figure 295). At a few locations, specifically at projecting stone units near the exterior fireplace, the cracking is oriented horizontally and the stone above the crack was found to be unsound when tapped (Figure 296).
- *Cracking Stone Hearth.* The stone hearth at the north fireplace is cracked and loose (Figure 297).
- *Open Transition Joint.* At the west elevation, the joint at the interface between the stucco eave and stone wall is open (Figure 298). The wood top plate for the roof framing is exposed to view from the exterior.
- *Localized Pitting.* Isolated stone units with deep pockets and pits were observed (Figure 299). These conditions were observed at stone units that are mostly concealed from weather, indicating that the condition may be inherent to the stone.
- *Biological Growth.* Biological growth and soiling were observed at the stone walls, specifically at upward-facing surfaces and around the base of the building (Figure 300 and Figure 301).
- *Pest Infestations.* Small insect nests were observed at corners of wood-framed windows and at projecting stone units (Figure 302).
- *Soiling Above Fireplace.* Dark soiling, likely soot, was observed above the north fireplace (Figure 303).
- *Open Mortar Joints.* Horizontal mortar joints are generally in good condition; however, isolated areas of open mortar joints were observed (Figure 304). At some locations, the stone along the edge of the mortar joint has spalled, resulting in a partially open joint (Figure 305).



Figure 291. Vertical cracking at the exterior west elevation of the north chimney.

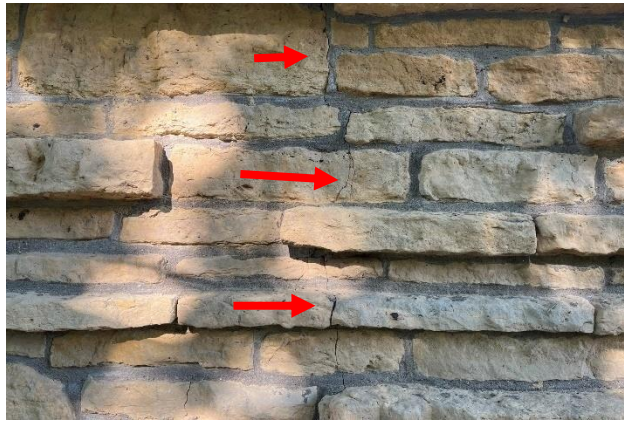


Figure 292. Cracks extended through mortar joints and stone units.



Figure 293. Open mortar joint at cracked stone unit.



Figure 294. Previously repaired crack.



Figure 295. Crack running vertically through the stone.

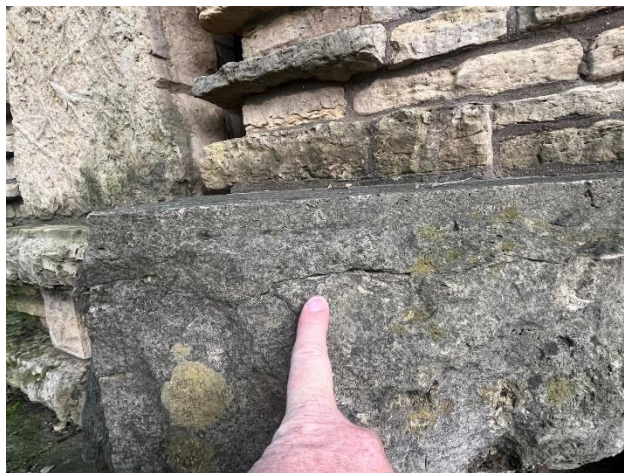


Figure 296. Horizontally oriented crack at projecting unit with unsound stone above the crack.



Figure 297. Cracked and loose stone at the hearth of the north fireplace.



Figure 298. Open joint at the interface between the stucco eave and stone wall.



Figure 299. Stone unit with deep pockets and pits.



Figure 300. Biological growth and soiling at upward-facing surface.



Figure 301. Biological growth and soiling around the base of the building.



Figure 302. Small insect nest at projecting stone unit.



Figure 303. Dark soiling, likely soot, above the north fireplace.



Figure 304. Open horizontal mortar joint.



Figure 305. Spalled stone along the edge of a mortar joint, resulting in a partially open joint.

Concrete

- *Cracking at Interior Flooring.* At the north room, hairline cracking extends across the center portion of the interior floor (Figure 306). The cracks align with the edges of the fireplace.
- *Missing Drain Strainer.* The drain strainer for the interior floor drain at the north room is missing (Figure 307). The drain appears to be clogged with debris.



Figure 306. Cracking at interior floor of north Veranda Room.



Figure 307. Missing drain cover.

Wood Structure

- *Structural Wood Framing.* The wood roof framing along the east side of the building exhibits severe deterioration and distress. The distress was observed at the wood beams, localized wood rafters, and at some of the wood post supports. Previous repairs had been performed at the framing that included installation of a fabricated steel saddle, constructed of steel angles welded together, to support the wood beam that extends north–south along the building and some of the roof rafters. Since the repairs were performed, it appears that distress has continued, compromising the structural integrity of the repairs. Conditions at the wood framing include the following:
 - *Deterioration of wood.* Distress was observed at the wood beam above the north entrance, the wood framing for the dormer window above, and at the lower half of the roof rafter located immediately south of the north entrance. The distress aligns with the north end of the east dormer window. The wood was observed to be damp and was found to be soft and rotted when probed with an awl (Figure 308). Portions of the wood beam and framing exhibited over a 50 percent loss of section (Figure 309). Portions of the wood around the anchors for the supplemental steel plate repairs had deteriorated.
 - *Splitting and checking of wood framing members.* A large area of checking was observed to extend the full length and at the mid-height of the wood beam that extends south from the north entrance, over the window bay on the east elevation of the building (Figure 310). In addition to the checking, the lap joint at the end of the beam is split. The split measured 3/16 inches wide. Checks were also observed at the ends of the beam and aligned with anchor locations (Figure 311).
 - *Open Joints.* The vertical joints between wood beam sections appear to be separating. The vertical joint at the lap between beams over the north entrance is wider at the top than at the bottom, indicating that the south beam may be sagging (Figure 312). The vertical joint between beams over the south entrance appears to be widening, as evidenced by the 1/2-inch-wide joint and nails visible within the open joint (Figure 313).

- *Bowing of the wood beam.* The wood beam that supports the roof framing at the north end of the east elevation is bowed. The beam appears to sag approximately 1/8 inch per foot, over a length of approximately 8 feet, with the lowest part of the beam aligning with a wood post. The post exhibits a vertical spilt, present on both sides of the wood post, that measures as wide as 3/16 inch at the top and tapers to a hairline crack over the upper 5 feet of the post (Figure 314).
- *Checked Wood Diagonal Truss Member.* One of the wood diagonal bracing members at the south room exhibited checking at the underside, along the full length of the member (Figure 315).



Figure 308. Awl probing soft and rotted wood.



Figure 309. Wood framing exhibiting over a 50 percent section loss.



Figure 310. Large area of checking at mid-height of wood beam.



Figure 311. Checking at the ends of a beam aligned with anchor locations.



Figure 312. Indication that the south beam may be sagging.



Figure 313. Joint, 1/2 inch wide with visible nails.



Figure 314. Vertical split at the interior side of the wood post.



Figure 315. Crack extending the full length at the underside of diagonal bracing member.

Wood Elements

- *Gaps at Base of Wood Trim.* Gaps were observed below two of the wood trim members on the stucco wall at the east elevation (Figure 316). The gaps measured approximately 1-1/2 inches wide. The wood sill plate for the wall framing was exposed to view and exhibited evidence of insect damage.
- *Small Chips at Wood Base.* In general, the wood baseboard and trim within the building are in good condition. Small chips and abrasions were observed, although typically painted over, indicating they have been present for some time.



Figure 316. Gap below wood trim members.

Ferrous Metal Elements

- *Corrosion of Embedded Steel.* The steel lintels and hardware at the west elevation fireplace exhibit extensive corrosion build-up at some locations. In addition to corrosion, stone units adjacent to the steel lintel were spalled or cracked, and the concrete lintel over the hearth is cracked and spalled at locations that align with the steel reinforcing (Figure 317 through Figure 320).



Figure 317. Corrosion and rust jacking at steel plate at fireplace.



Figure 318. Spalled stone unit below corroded steel plate.



Figure 319. Spalls at concrete lintel aligning with steel reinforcing.



Figure 320. Cracked stone unit adjacent to steel lintel.

Roofing

- *Localized Areas of Missing Shingles.* Individual roof shingles are missing at isolated locations (Figure 321). Some of the remaining shingles exhibit minor cupping.
- *Biological Growth.* Biological growth and moss were observed on the wood shingles (Figure 322). The growth is widespread across the roof.



Figure 321. Missing roof shingle.



Figure 322. Biological growth and moss on the wood shingles.

Plaster

- *Interior Plaster Damage.* Localized areas of damaged plaster were observed at the wall that separates the north and south rooms (Figure 323 and Figure 324). The damage includes shallow dents in the wall; previous repairs, some of which have failed; peeling paint; and hairline cracking that appears to be associated with a physical impact.
- *Cracking at interior Plaster Ceiling.* Hairline cracking was observed at the north room, extending perpendicular between roof rafters (Figure 325). The cracks are typically less than 12 inches long. Hairline cracking at the south room, where the wood truss framing is not exposed to view, typically consists of cracks extending perpendicular to one another and extending the full length of the room (Figure 326). The cracks are typically aligned with the corners of the fireplace and dropped soffit as well as metal electrical fixtures recessed into the plaster finish.
- *Interior Plaster Failure.* The plaster over the exterior door to the north room and between adjacent rafters has failed. Conditions range from cracking around areas of previous repair to complete loss of plaster with the metal lath exposed (Figure 327). The distress appeared to be associated with active leakage and deterioration of the wood framing.



Figure 323. Localized area of damaged plaster at the wall separating the north and south rooms.



Figure 324. Area of damaged plaster with metal lath exposed.



Figure 325. Hairline crack extending perpendicular between roof rafters.



Figure 326. Hairline cracking extending perpendicular to each other and over the full length of the room.

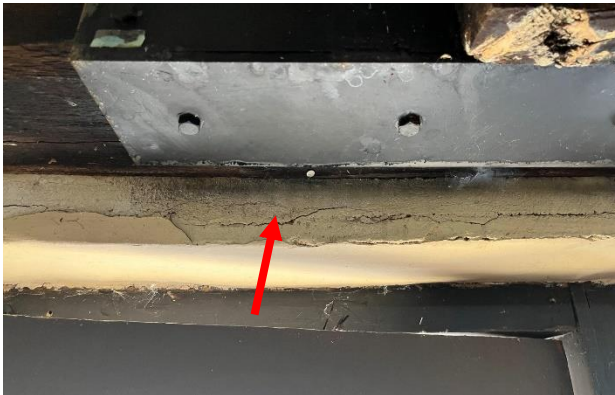


Figure 327. Failed plaster over exterior door of north Veranda Room.

Stucco

- *Cracking at Stucco Eaves.* Cracks were observed extending perpendicular across the stucco of the roof eaves. Cracks ranged from hairline to as wide as 1/8 inch. Cracks were typically located near corners of piers, where the depth of the soffit changes (Figure 328). Longer cracks were located at the deep roof eaves located on the north and south ends of the building. At these locations, the cracks are spaced approximately 14 inches apart and exhibit discoloration around the crack (Figure 329).
- *Map Cracking of Stucco at Eave.* Map cracking was observed at a few locations in the stucco soffit and is concentrated along the edge of the eave, adjacent to the roof fascia (Figure 330). At one location, the stucco finish has cracked and the scratch coat is exposed to view (Figure 331).
- *Openings in the Roof Eave.* Openings, measuring 7 inches square, were observed in the stucco eave (Figure 332). The openings appear to be associated with a historic light fixture that has since been removed.

- *Previous Patches.* Previously installed stucco patches were observed at soffit locations where vertical posts connected to the wood roof framing have been removed (Figure 333).
- *Peeling Paint.* Peeling paint was observed at the stucco soffit (Figure 334). The distress appears to be associated with locations of previous stucco repairs near electrical junction boxes that were painted to match the historic stucco.



Figure 328. Crack near corner of a stone pier where the depth of the soffit changes.



Figure 329. Cracks spaced approximately 14 inches apart with discoloration around the crack.



Figure 330. Map cracking along the edge of the eave.



Figure 331. Cracked stucco with scratch coat exposed.



Figure 332. 7-inch square opening in stucco eave.



Figure 333. Previous stucco patch.



Figure 334. Peeling paint at the stucco soffit.

Windows

- *Open Joints at Dormer Glazing.* The dormer windows contain acrylic glazing panels, many of which overlap at the ends, and do not have a dividing mullion (Figure 335). Some of the panels exhibit bowing. At the west elevation, the bowing is exacerbated by build-up of debris between the dormer window and chimney (Figure 336). The open joints between the acrylic panels appear to align with interior distress conditions.
- *Wood Deterioration.* The wood at windows, doors, and exposed framing members exhibits minor checking, rot, and peeling paint. The distress was observed at the bottom end of vertical members and door panels as well as at the top surface of some window sills (Figure 337, Figure 338, and Figure 339). Some isolated wood checking was observed at wood fascia members.
- *Deteriorated Glazing Putty.* The glazing putty at the casement windows on the east elevation has chipped and broken loose at a few locations, exposing the edge of the glazing and resulting in as much as one quarter of a sash being unglazed (Figure 340).



Figure 335. Dormer window with overlapping acrylic panel glazing and no dividing mullion.



Figure 336. Bowing due to built-up debris between dormer window and chimney.



Figure 337. Distress at bottom end of door panels.



Figure 338. Distress at the top surface of a window sill.



Figure 339. Distress at the top surface of a window sill.



Figure 340. Casement window with deteriorated glazing putty.

Bridge Complex

The Bridge Complex consists of three components, arranged in a cruciform plan, that span across the Southern Park Road (Figure 299 and Figure 300). The west pavilion is rectangular in plan, measuring approximately 17 foot wide by 41 feet long, and sits on a water reservoir, measuring approximately 12 feet 6 inches tall, clad with stone. The reservoir forms a raised base for the one-story building with lookout tower (Figure 301 and Figure 302). The east pavilion forms the cross of the plan and is located across the main park drive from the west pavilion (Figure 303). It measures approximately 17 feet 8 inches by 98 feet 8 inches and has a covered entrance on the east elevation. The center portion of the east pavilion is set on a water reservoir, similar to the west pavilion, that measures 16 feet wide by 22 feet 2 inches long and forms a raised base (Figure 304). There are concrete terraces with wood railings located at the north and south ends of the west elevation of the east pavilion (Figure 305 and Figure 306). Below the south terrace is a covered stone terrace that leads to a stone arched passageway, oriented on an east-west axis, under the pavilion.

The bridge measures approximately 10 feet wide by 32 feet long and extends between the east and west pavilions, over the main park road (Figure 307). The building has a complex hip roof. There are exterior stone stairs located at the north elevation of the west pavilion and at the west elevation of the east pavilion, immediately adjacent to the bridge. The stairs provide access to door openings at the pavilions (Figure 308 and Figure 309). A stone stair is located at the east end of the arched passageway and provides access from the covered stone terrace to the upper-level sidewalk that runs along the east side of the east pavilion (Figure 310).

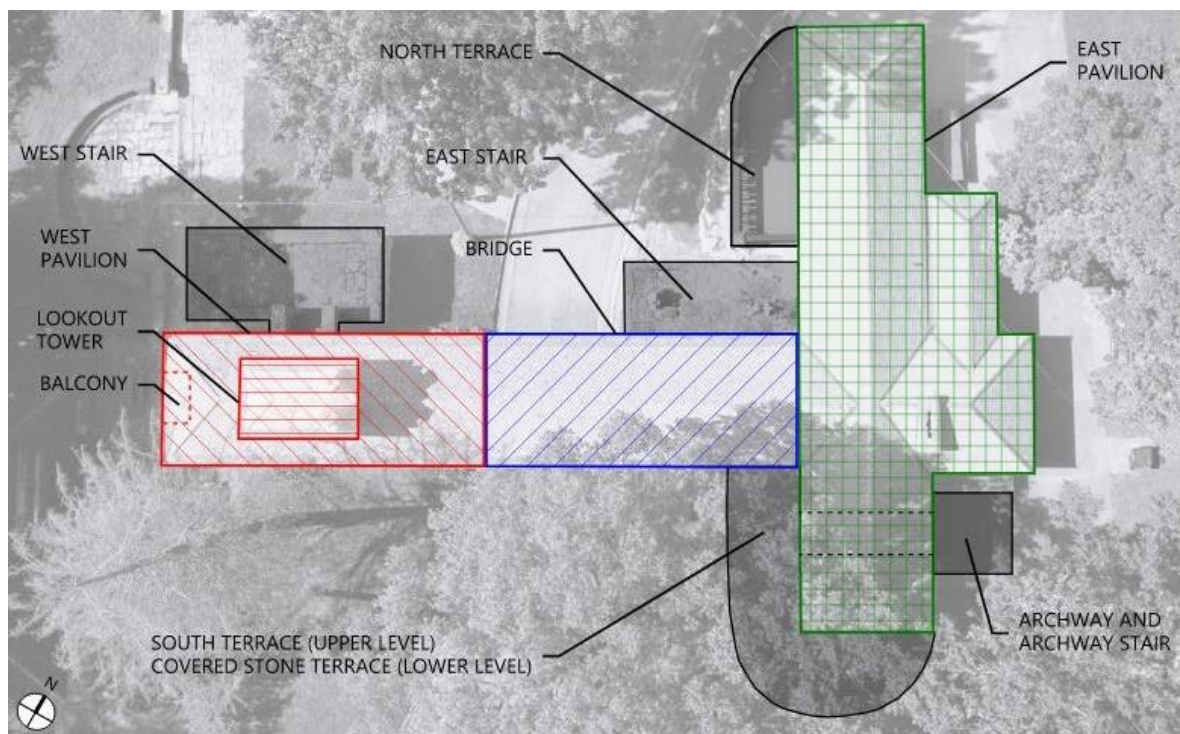


Figure 299. Diagram showing the configuration of spaces in the Bridge Complex (Source: WJE, 2024).



Figure 300. The Bridge Complex consists of three components, arranged in a cruciform plan, that span across the Southern Park Road.



Figure 301. The reservoir forms a raised base for the one-story building with lookout tower.



Figure 302. View of the west pavilion from the southwest.



Figure 303. The east pavilion forms the cross of the plan.



Figure 304. The center portion of the east pavilion is set on a water reservoir.



Figure 305. North terrace at the Bridge Complex.



Figure 306. Overview of the south terrace.



Figure 307. View of the bridge from the north.



Figure 308. East stairs provide access to the east pavilion.

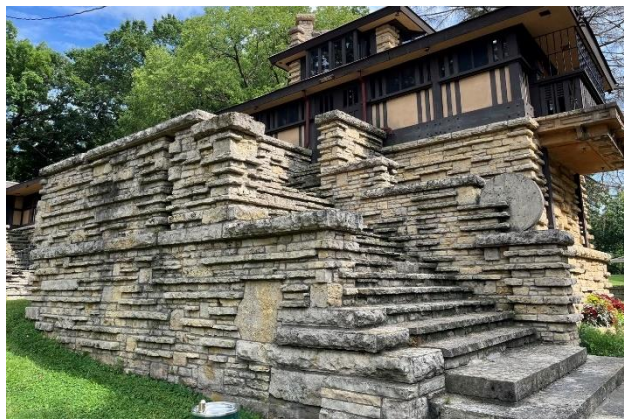


Figure 309. West stairs provide access to the west pavilion.



Figure 310. Archway stairs as viewed from the east elevation of the east pavilions.

Structural Description

Most of the structural components of the building were not visually apparent at the time of the survey. The description of the structural system is based on review of archival documents, with conditions indicated where it was possible to confirm by observations in the field.

Foundation

Original drawings depict the structure for the water reservoirs, located under the west pavilion and the center portion of the east pavilion. The reservoir structure has a continuous below grade concrete footing, measuring approximately 44 inches wide and ranging in depth from 30 inches to 48 inches deep (Figure 311). The foundation supports the reinforced concrete reservoir structure.

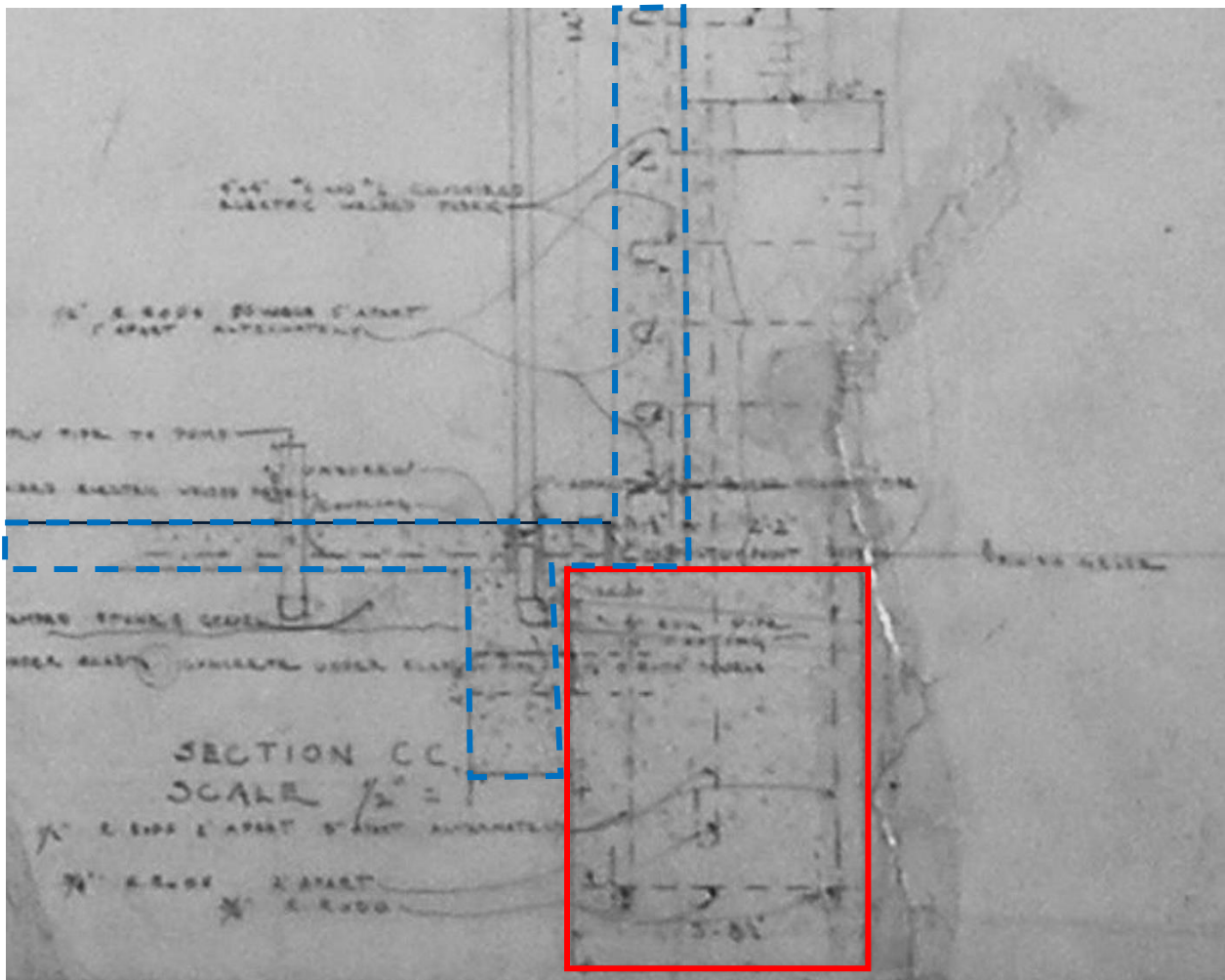


Figure 311. An original drawing depicting the construction of the water reservoir, dated 1934, indicates a continuous below grade reinforced concrete footing (red outline), measuring approximately 44 inches wide and ranging in depth from 30 inches to 48 inches deep as well as the reinforced concrete reservoir slab and walls (blue dashed outline) (Source: Caldwell Archives at the Dubuque Museum of Art)

Walls at Reservoirs

According to construction drawings, the two water reservoirs were constructed of reinforced cast-in-place concrete and clad with native stone. The west reservoir, located under the west pavilion, measures approximately 18 feet 4 inches wide by 41 feet long and the east reservoir, located at the center portion of the east pavilion, measures approximately 16 feet wide by 22 feet 2 inches long (Figure 312 and Figure 313). Both reservoirs are approximately 12 feet deep and are accessed from covered openings above.

The reservoirs have concrete floor slabs that bear on a continuous perimeter concrete footing. According to construction drawings, the walls have lateral ties cast into the concrete that extend into joints at the stone cladding (Figure 314). Each reservoir is capped by a concrete slab. All of the concrete is indicated as being reinforced with 4-inch-by-4-inch welded wire fabric. At some locations along the west reservoir, there is a cast-in-place concrete curb that bears on the concrete foundation and covers the lower portion of the reservoir walls (Figure 315). The curb measures approximately 26 inches deep and 42 inches tall. A portion of the cast-in-place curb is visible on the south elevation of the west reservoir (Figure 339).

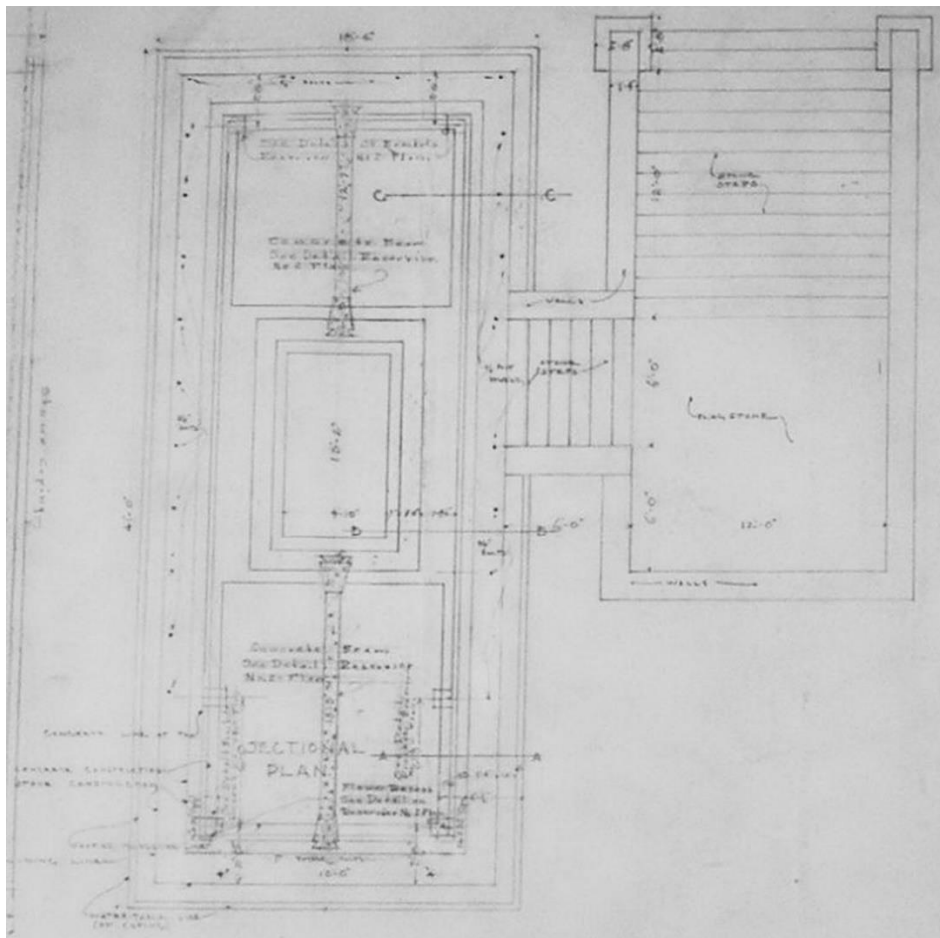


Figure 312. Plan drawing of the west water reservoir at the west pavilion of the Bridge Complex (Source: Caldwell Archives at the Dubuque Museum of Art).

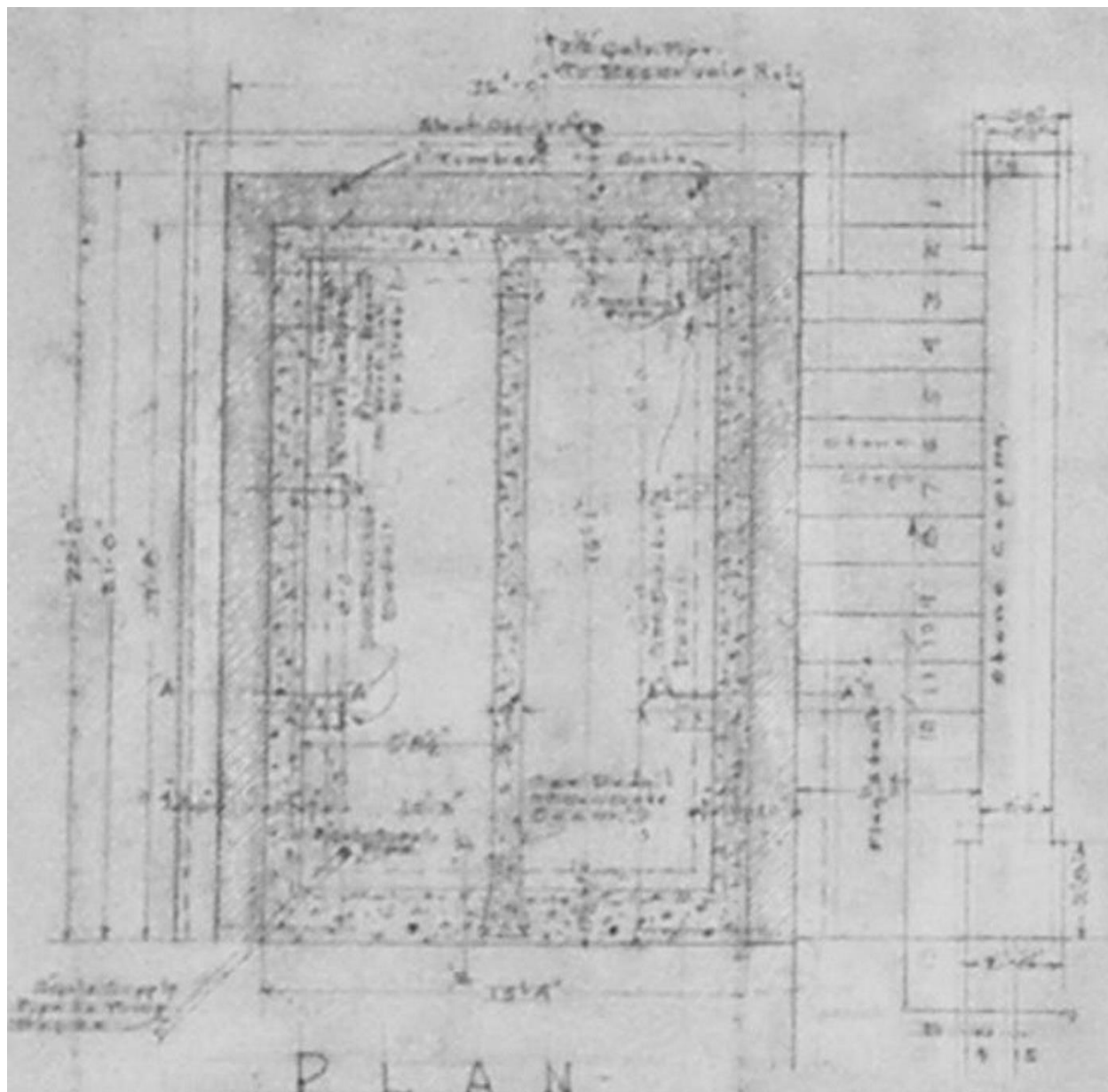


Figure 313. Plan drawing of the water reservoir at the east pavilion of the Bridge complex. (Source: Caldwell Archives at the Dubuque Museum of Art)

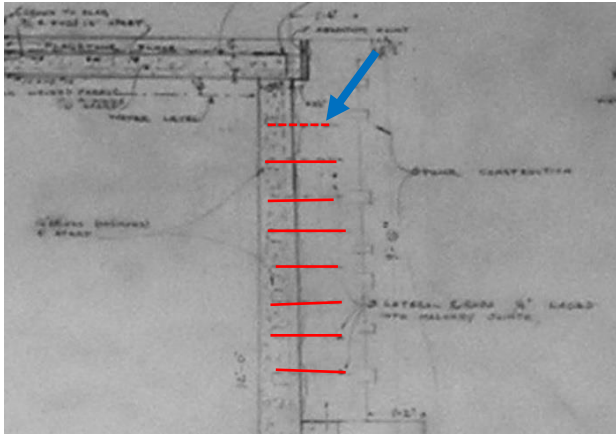


Figure 314. Section from original construction drawings of the water reservoir showing lateral ties (red lines and blue arrow) cast into the concrete that extend into joints at the stone cladding. (Source: Caldwell Archives at the Dubuque Museum of Art)

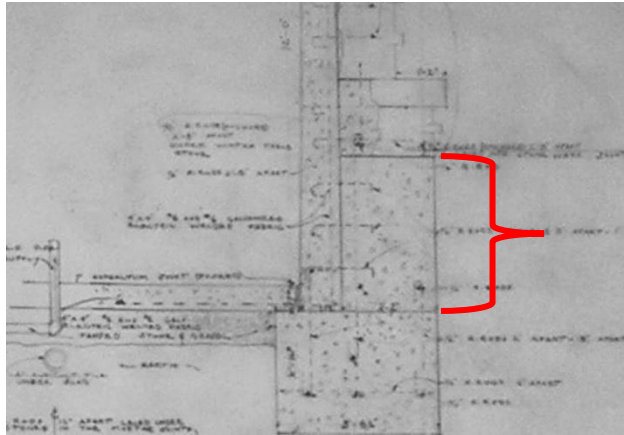


Figure 315. Detail from original construction drawings of the west reservoir at the Bridge Complex showing a cast-in-place concrete curb (bracketed area) that bears on the concrete foundation and covers the lower portion of the reservoir walls. (Source: Caldwell Archives at the Dubuque Museum of Art)



Figure 316. Cast-in-place curb above foundation visible on the south elevation of the west reservoir.

Exterior Description

Stone Walls

The stone walls at the Bridge Complex are rock-faced ashlar units arranged in random coursing, similar in appearance to those described for the Indian Room and Veranda Rooms. The stone units are mostly rectangular, ranging in size from 2 inches to 9 inches tall and from 6 inches to 42 inches long. The corners of the building are articulated by alternating courses of projecting stone units that extend approximately 1 inch to 2 inches beyond the plane of the wall (Figure 317). Many of the stone units within the field of the wall also project approximately 1 to 2 inches beyond the plane of the wall.

Like the Veranda Rooms, the wall construction features large face bed units, measuring as large as 3 feet square, that break up the otherwise horizontal planes of the stone wall construction (Figure 318). At a few locations, there is a defined coursing or patterns to the stone that differs from the mostly random coursing. One such area is located at the corner between the north elevation of the west annex and the north stair. The re-entrant corner features two large face bed units that frame eleven courses of stacked stone, each course measuring 2 inches tall and divided into four stacks. One face bed stone unit and two vertical stacks of stone are located on each corner elevation. Alternating stone units at each course and stack project 2 inches beyond the plane of the wall, creating a defined pattern that wraps the corner (Figure 319). Similar design features are located throughout the building and serve as small follies for visitors who meander the site to discover. While a few of these stone features are depicted in the original drawings, most do not and appear to be design decisions made by the craftsmen (or possibly Caldwell) in the field.

In addition to the features of the wall construction, the stone-clad walls are divided by an upper and lower watertable, and capped by a stone coping (Figure 320). The lower watertable is located approximately 36 inches above the grade of the street and consists of rock-faced stone units, measuring 6 inches tall, that project approximately 1 to 2 inches beyond the stone below. The wall above the lower watertable steps back approximately 9 to 10 inches. The upper watertable is located 28 inches above the lower watertable and consists of stone units measuring 7-1/2 inches tall. The face of each upper watertable unit is rock-faced and tooled with a combed perimeter finish, measuring 3/4 inch wide. The upper watertable extends approximately 4 to 6 inches beyond the stone below. The wall area above is setback approximately 12 to 15 inches from the face of the watertable stone. The coping unit measure approximately 7-1/2 inches tall and, like the upper watertable, has combed tooling at the perimeter. The coping projects approximately 2 inches beyond the stone below.



Figure 317. Typical stone cladding at Bridge Complex.

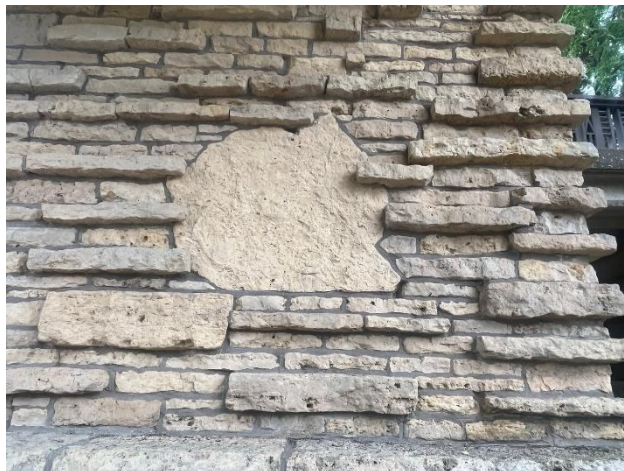


Figure 318. Face Bed stone unit.



Figure 319. Intentional decorative stone coursing and craftsmanship.



Figure 320. Typical wall area showing lower watertable (red arrow), upper watertable (blue arrow) coping band (yellow arrow).

Wood-Framed Walls

The walls of the bridge, east pavilion, and west pavilions have a wood-framed structure that is visible from the interior and exterior (Figure 321). At the pavilions, wood columns, measuring 8 inches square, are spaced 5 feet 8 inches on center and divide the facade into framing bays. There is similar framing at the bridge; however, the columns are spaced 6 feet on center. In addition to the columns, there are four vertical posts within each framing bay, each measuring 4 inches square. There are equal sized gaps, measuring approximately 4 inches wide, between the wood column and posts. The posts and columns extend the full height of the wall and support the roof framing. The wall cladding and window and door openings are set within the space between post framing members.

The wall cladding between the wood framing members measures approximately 3-1/2 inches deep. Each wall consists of 2x4 wood framing with the stud turned 90 degrees so that the wide face is parallel to the wall. The wall is clad on both the interior and exterior with stucco, measuring 5/8 inches thick, on expanded metal lath. The stucco has a float finish that gives the stucco a slightly rough texture and is painted yellow.



Figure 321. Interior view of wood-framed stucco walls as viewed from bridge.

Roof Framing

Roof construction at the lookout tower, covered patio, private dining room, and covered entrances at the east elevation all have similar roof framing consisting of a 2x8 ridge board with 2x6 rafters spaced 16 inches on center (Figure 322). The rafters are supported by a vertical wood post mounted to a 10x10 or 8x8 wood beam. Wood kickers are mounted to the base of the post and extend horizontally to the end of the rafters, creating the framing for the overhanging soffit. The roofing has 1x6 wood plank sheathing (Figure 323).

The roof framing at the east room of the east pavilion and the bridge is slightly different than at other spaces. At the east room, the roof framing consists of 8x8 wood girders, spaced 5 feet 8 inches on center, that align with the vertical wood column wall framing. The 8x8 roof girders bear, approximately 3 inches, on the wood top plate, which measures 9 inches by 7 inches and extends across the wall framing columns. At the center of the beam is a vertical 8x8 wood post that is notched to support a 2x8 ridge beam (Figure 324). Wood 2x6 rafters are located on either side of the beam and are spaced 16 inches on center. Wood 1x6 sheathing is mounted to the rafters. Similar to the other roof areas, the rafters extend beyond the top plate of the wall and provide the frame for the soffit.

At the bridge, the roof framing is aligned with the wall framing and consists of two alternating framing systems. The wall framing supports a 10x10 wood beam that extends the full length of the wall. The end roof framing bay is constructed of six 4x4 wood rafters that span from the 2x10 ridge beam and bear of the wood 10x10 beam at the top of the wall. The center two 4x4 rafters are spaced 1 inch apart and align with the 8x8 wood column framing at the wall. The face of the paired 4x4s is clad with a wood-framed screen with frosted glazing, giving the paired rafters the appearance of a single framing member. A wood-framed lantern is hung from the rafters (Figure 325). The 4x4 rafters on either side of the paired center rafters are aligned with the 4x4 wood post wall framing, resulting in a space of 4 inches between each of the rafters. Wood-framed light fixtures are mounted between the outer set of 4x4 rafters (Figure 326).

The second framing system at the bridge is similar to the first in that it consists of six 4x4 rafters; the center rafters are paired and align with the 8x8 wood column framing and the outer rafters align with the 4x4 wood post framing. In addition to the rafters, there is a 4x8 wood member that spans across the room and aligns with the center 4x4 rafters. The 4x8 wood member and center 4x4s are anchored together to create a truss that bears on the 10x10 perimeter beam. Within the truss system, three sets of wood 1x6 boards are sandwiched between the two 4x4 rafters and extend diagonally toward the center of the truss, forming a decorative concentric chevron pattern (Figure 327).

The two slightly different framing systems alternate from bay to bay, with each system spaced 11 feet 4 inches on center. In addition to the 4x4 rafters, the roof has 2x4 rafters that are turned on their side and spaced 12 inches on center (Figure 328). The roof has 1x6 wood sheathing. As at the other roofs, the rafters at the bridge roof are supported by a wood 2x4 above the wood 10x10 top plate beam and extend to form the framing for the overhanging stucco-clad eaves (Figure 329).



Figure 322. Roof framing at east entrance vestibule roofs.



Figure 323. Roof framing at lookout tower roof.



Figure 324. Roof framing at east room.



Figure 325. Roof framing with wood-framed frosted glazing screen at bridge roof.

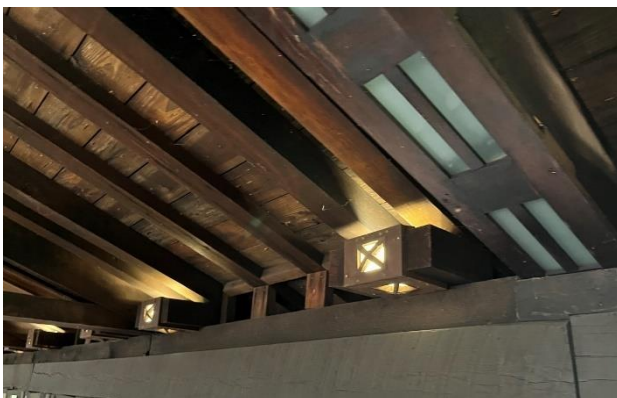


Figure 326. Light fixtures between roof rafters at bridge.



Figure 327. Roof framing with chevron pattern wood slats at bridge roof.

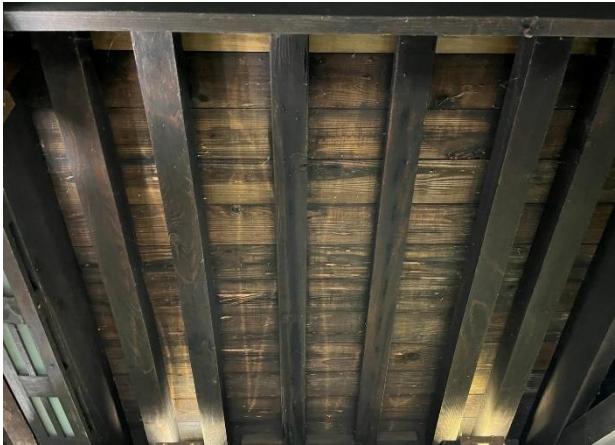


Figure 328. Roof rafters between framing members at bridge roof.



Figure 329. Eave framing at bridge.

Windows

The building features fixed and casement windows. In general, the window openings are located at the top half of each wood-framed wall section and are separated by the wood post framing. The window openings measure approximately 26-1/2 inches tall and have a continuous windows sill, measuring 2-1/2 inches tall and 12 inches deep, that is cut to wrap around each wood post. The wood sill projects approximately 2 inches beyond the framing on both the interior and exterior side of the wall.

At each framing bay, typical window openings consist of a double casement sash situated between 4-inch square framing posts. Each sash measures 13 inches to 15 inches wide, depending upon the location within the building, as the wood post framing is spaced more widely at the bridge than at the pavilions. The sashes are mounted directly to the wood post framing with five-knuckles hinges. The casement sash measure 1-1/2 inches thick and are constructed of rails and stiles measuring 1-1/2 inches wide. The glazing is set with interior wood stops, measuring 1/2 inch square. In addition to the hinges, the window sash have an exterior-mounted wood-framed mesh screen. Depending upon location, locking mechanisms for the window sash include surface-mounted vertical slide locks that extend into the wood sill or surface-mounted wing nuts mounted to one of the sash and rotate to secure both sash in place.

On either side of the casement window and in the space between the wood column and post members are fixed light windows. The fixed windows measure 3-1/2 inches wide and 25-1/2 inches tall and are set with wood glazing stops anchored directly to the wood column and post framing. There are two fixed sash window on each side of the casement sash (Figure 330, Figure 331, and Figure 332).

Variations to the typical window configuration are present at the private dining room and at areas where framing bays are not as wide. At the private dining room, each casement sash consists of two lights, divided vertically by a wood mullion, measuring 1-1/2 inches wide (Figure 333 and Figure 334). At smaller framing bays, there may be only one casement sash that fills the space between the wood posts (Figure 335 and Figure 336). At a few location in the west pavilion, specifically at corners and around the balcony doors, some of the framing bays consist of only fixed windows (Figure 337 and Figure 338).

At the lookout tower, the north and south elevations feature double casement sash flanked by a single fixed window on either side (Figure 339). The windows are secured with surface-mounted slide locks. The

west elevation window consists of acrylic glazing secured with the existing wood window framing. A faux wood vertical mullion extend across the exterior face of the glazing, giving the appearance of a divided light window (Figure 340).



Figure 330. Interior view of casement sash with fixed sidelights.



Figure 331. Overall interior view of windows as seen at bridge.



Figure 332. Exterior view of casement sash with fixed sidelights.



Figure 333. Interior view of two-light casement windows.



Figure 334. Exterior view of two-light casement windows



Figure 335. Interior view of single sash casement window.



Figure 336. Exterior view of single sash casement window.



Figure 337. Fixed sash window.



Figure 338. Fixed sash window near balcony.



Figure 339. Interior view of casement window at north elevation of lookout tower.



Figure 340. Overall view of interior window at lookout tower.

Doors

Almost all of the doors at the Bridge Complex are wood-framed and, like the Veranda Rooms, consist of multi-panel door leaves. Typical doors have four or six rectangular panels at each door leaf; the upper panels are glazed and the lower panels have recessed wood panels. Most of the doors appear to be historic, although some modifications have been made. In addition to the number of panels per door leaf, the wood-framed doors differ in the width of the panels, type of door, and hardware.

Six-Panel Doors

The main entrance door at the east elevation is a wood-framed double-leaf multi-panel door. The door opening measures approximately 70 inches wide by 75 inches tall and has a wood frame, measuring 7 inches deep. Wood 2x casings are located at the jambs (Figure 341).

Individual door leaves measure 1-3/4 inches thick and consist of three rectangular glazed panels at the upper portion of the door, each with glazing. The lower portion of the door has three recessed wood panels, aligned with the glazed panels above. The six panels measure approximately 6 inches wide and are separated by 1-1/2 inch-wide mullions. Typical door hardware consists of five-knuckles hinges and non-original horizontal slide lock, latch, pull handle, door stop, and a vertical surface-mounted slide lock at the top of the door.

The exterior door at the top of the west stair is similar to the main double-leaf door at the east elevation in that it consists of three upper glazed panels and three recessed wood panels. The door opening measures 61 inches wide by 76 inches tall and is 1-3/4 inches thick. The door has five-knuckle hinges and has been modified with a steel astragal plate anchored to the side of one door leaf, a steel plate along the bottom of each door leaf, and steel brackets mounted to the interior face of the door that support a horizontal wood plank (Figure 342).

Single-leaf multi-panel door openings are located at the east and west elevations of the east pavilion and provide access to the north annex. The openings measure 29 inches wide by 75 inches tall and have wood framing, measuring approximately 7 inches deep. The door openings have 2x trim. The single leaf doors are similar to those at the east entrance and consist of three 6-inch-wide glazed panels at the upper portion of the door and three 6-inch-wide recessed wood panels at the lower portion of the door. Typical hardware includes five-knuckle hinges and non-original pull handles (Figure 343).

The exterior door openings at the north end of the east pavilion provides access to the outdoor covered patio with bar. The openings each measure 32 inches wide by 77 inches tall and are framed by wood posts, each measuring 8 inches square on each side and between the two openings. Each door leaf consists of three glazing panels, measuring 6 inches wide, at the upper portion of the door and three recessed wood panels at the lower portion of the door. The panels are separated by wood mullions, measuring 1-1/2 inches wide. The brass double-action door hinges are mounted directly to the wood post framing. Non-original hardware includes surface-mounted pull handles (Figure 344).

A wood-framed double-leaf door opening is located at the south elevation of the east pavilion. The door opening measures 52 inches wide by 77 inches tall and has 2x6 wood trim at the jambs (Figure 345). The door leaves consist of six panels: three rectangular glazed panels at the upper portion of the door and three rectangular recessed panels at the lower portion of the door. The panels are 4 inches wide and

separated by mullions with wood stops, measuring 1-1/2 inches wide. Modifications have been made to the door which include installation of a metal pull handle at the exterior face, steel brackets at the interior face that support a horizontal wood brace, a steel astragal plate along the edge of one door leaf, and metal door stops. In addition, the original double-action door hinges were replaced with five-knuckle hinges at one door leaf and the vertical slide bolts at the top and bottom of each leaf have been removed (Figure 346).



Figure 341. View of six-panel door at east entrance.



Figure 342. Exterior view of six-panel door west pavilion entrance.



Figure 343. Exterior view of single leaf six-panel at top of east stairs.



Figure 344. Exterior view of six-panel paired double-action hinge doors.



Figure 345. Exterior view of six-panel door at south elevation.



Figure 346. Interior view of six-panel door at south elevation.

Four-Panel Hinged Doors

The wood-framed balcony door opening at the west elevation of the west pavilion appears to be original to the structure and measures 28 inches wide and 74 inches tall. The four-panel door leaves each measure 1-1/2 inches thick and have two glazed panels at the upper portion of the door and two recessed wood panels at the lower portion of the door. Hardware includes five-knuckle hinges and top and bottom slide locks that are inset into the door framing. Wood mullions, measuring 1-1/2 inches wide, separate the panels.

Four-Panel Bi-Fold Doors

Another original door type is located at the east end of the bridge. The door opening measures 46 inches wide and 77 inches tall and consists of a two-leaf bi-fold. Each door leaf has four panels: two glazed panels at the upper portion of the door and two recessed wood panels at the lower portion. The panels are separated by wood mullions with glass stops that measure 1-1/2 inches wide. Hardware includes five-knuckle hinges, a surface-mounted vertical slide lock, surface-mounted pull handle, a latch, and a door stop (Figure 347 and Figure 348).



Figure 347. Exterior view of bi-fold door at south terrace.



Figure 348. Exterior view of bi-fold door in partially folded position.

Non-Original Doors

A non-original hollow metal door frame and leaf are located on the west elevation of the east pavilion. The door provides access to a lower level below the east pavilion enclosure. The door consists of a flush panel door leaf with a mortise lock and pull handle. Above the door opening is a concrete lintel that supports the stone units above (Figure 349). The door is set between two rock-faced ashlar stone walls.



Figure 349. Non-original steel-framed door.

Roof System

The bridge complex has a wood-framed complex hip roof with wood shingles. The roof was replaced in 2021 and includes copper flashings and painted aluminum trim. Individual wood shingles are installed with staggered joints between coursing and have an exposed face measuring 3-5/8 inches wide by 4-3/4 inches deep. The main hip of the roof is clad with wood shingles; however, corner ridges, gutters, and valleys consist of aluminum, painted red. The aluminum corner ridge caps have a rectangular profile and are capped at the ends with sheet metal (Figure 350). The valley flashings have a W-shaped profile with a triangular break along the center (Figure 351). The gutters are approximately 16 inches wide and 4 inches deep, giving them a very shallow appearance (Figure 352). The trough of the gutters has been coated with a red elastomeric coating. Aluminum box downspouts, also painted red, are secured to the gutters and extend through the roof soffit (Figure 353). An aluminum downspout elbow is located at the underside of the soffit and discharges water onto the ground. At the east elevation, between the hip roof for the main east pavilion and an adjacent covered entrance walk, there is a wide gutter trough that extends between the two roof areas and has a red elastomeric coating.

Copper flashings are located at the chimneys and are regletted into mortar joints in the stone (Figure 354).

The roof fascia consists of a 2x8 wood board, painted brown. The fascia board is pitched at a 15 degree angle with the top of the board extending beyond the bottom of the board, accentuating the slope of the roof (Figure 355). Above the fascia board is an aluminum drip edge, painted red, that was installed as part of the recent roof replacement.

The roof features wide and closed overhanging eaves. The eaves typically measure from 12 inches up to 48 inches at a few locations, including over the balcony at the west pavilion, at the north and south ends of the east pavilion, and along the length of the bridge (Figure 356). The eaves are clad with stucco. At the deep eaves and at the east entrance area, wood trim, measuring 3-1/2 inches wide and painted brown, has been applied to the underside of the eaves. The trim is typically applied as a single trim band, positioned 36 inches from the edge of the fascia, that follows the line of the fascia. At the areas with deep eaves, there are recessed light fixtures in the soffit. Typically, the light fixtures measure 7-1/2 inches square, have a wood frame, and include opaque glass (Figure 357).

At a few exterior locations, specifically at the east entrance and over the east covered patio, the wood roof framing is exposed to view between soffit panels.



Figure 350. Ends capped with sheet metal.



Figure 351. Valley flashings with triangular break.



Figure 352. View of the gutter's shallow appearance.



Figure 353. Red aluminum downspout.



Figure 354. Copper flashings in the mortar joints.



Figure 355. Roof fascia painted brown.



Figure 356. Overhanging eaves are found at many locations.



Figure 357. Recessed light fixtures in the soffit.

Balcony and Terraces

Balcony

The balcony is located at the west end of the west pavilion and overlooks the Veranda Rooms. It measures approximately 12 feet wide by 5 feet deep. The balcony has a stone-paved deck consisting of large polygonal-shaped units, measuring 2-1/2 inches thick, set in a mortar setting bed (Figure 358). A stone step, measuring 4 inches in height, provides the transition from the west room of the pavilion to the balcony.

At the perimeter of the balcony is a planting bed, measuring approximately 12 inches wide and 10 inches deep. The planter wraps around the base of the balcony and has a stone coping. Decorative cast-in-place concrete brackets are located under the planters and extend to the base of the concrete balcony slab.

The balcony features an original wood railing. The railing measures 41-1/2 inches tall and consists of a wood base plate, measuring 10 inches deep, which sits directly on the stone pavers (Figure 359). The edges of the base plate are beveled to shed water. Vertical members of the railing divide the rail into bays. Each bay is further divided into three sections and features one of two decorative schemes; either six

horizontal wood louvers or a wood "X" that fill the upper portion of each section. The end and center bays of the railing are half the width of the other bays and have a large "X" that extends the full height of the rail. The top of the railing consists of a wood top rail measuring 2 inches tall by 12 inches deep. A non-original wrought iron grille has been installed on top of the original wood railing. The wrought iron railing consists of alternating square and twisted wrought iron bars with a horizontal bar extending across mid-span. The top of the grille is secured to the wood framing and roof fascia.



Figure 358. View of the balcony stone-paved deck.



Figure 359. Original wood railing sitting on stone pavers.

Covered Stone Terrace and Tunnel

The covered stone terrace at the south end of the east pavilion consists of stone-paved flooring, stone support piers, and a concrete slab that supports the open-air terrace above. The stone terrace also features a dry-laid stone retaining wall, that defines the east side of the terrace and a stone archway.

The stone paving measures 4 inches thick and, according to construction drawings, is laid onto the concrete foundation slab. The pavers are irregular in shape and have a rough texture. Larger stone units are up to 48 inches wide and smaller stone units are set between the large stone units. The paving includes stone steps, measuring 4 inches tall, that have an irregular plan and give the appearance of a naturally occurring stone outcropping (Figure 360).

The stone piers, measuring approximately 26 inches square, have corbelled stone haunches, that project 10 inches from the top of the pier, on all four faces of each pier and support the cast-in-place concrete slab (Figure 361 and Figure 364). Historically, there was a light fixture below the haunch at the west elevation of each pier. After 1975, the fixtures were removed and stone dutchman units installed (Figure 363 and Figure 364). The piers have concrete footings measuring approximately 4 feet square on which stone paving units are set. The concrete deck slab measures 5-1/2 inches deep and has a form board finish with the form boards measuring 3 inches wide (Figure 365). Concrete beams are cast into the slab. Perimeter beams are located along the east and west edges of the slab, measure 29 inches wide by 13 inches deep, and bear on the stone piers. Perpendicular beams are oriented east-west, measure 15 inches wide by 13 inches deep, and are spaced 10 feet on center (Figure 366). The west edge of the slab extends 10 inches beyond the perimeter beam and has a thickened slab edge, measuring 9-1/2 inches deep with a drip cast into the underside (Figure 367). The concrete slab supports the structure for the

upper south terrace and the south portion of the east pavilion. The east side of the concrete deck is supported by a dry-laid stone retaining wall described as part of the site retaining wall, above.

The covered stone terrace provides access to a barrel-vaulted tunnel that extends east from the terrace, under the east pavilion, and to a stone stair (Figure 368 and Figure 369). The tunnel measures 6 feet 6 inches tall by approximately 8 feet wide and includes partial-height walls, measuring 32 inches tall, that support the arch. The partial-height walls project into the arch space, creating ledges on each of the arches measuring 16 inches deep. The load-bearing arch structure consists of stone units that vary from 2 to 3 inches wide and 6 to 26 inches long (Figure 370). The stone voussoirs at the entrance to the barrel vault alternate in length with the longer units also projecting 2 inches beyond the plane of the wall. At the east entrance, which is exposed to the elements, thin projecting stone units are set in the mortar joints above the voussoirs, creating a drip ledge to manage water runoff (Figure 371).



Figure 360. Stone steps in the paving.

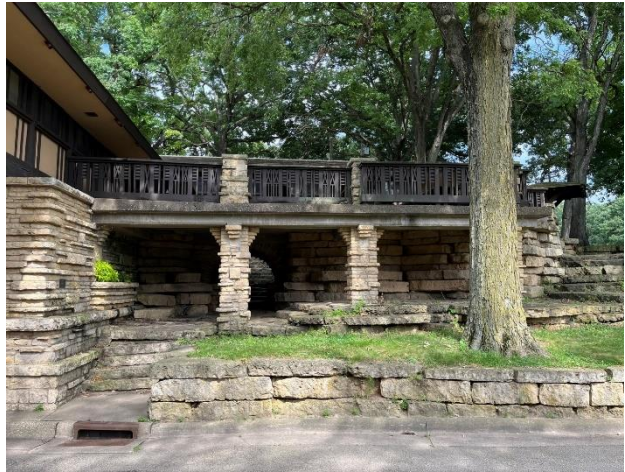


Figure 361. View of the covered stone terrace with stone piers.



Figure 362. Original light fixture at pier, circa 1975. (Source: Center for Dubuque History).



Figure 363. Stone dutchman at pier to replace abandoned light fixture.



Figure 364. Stone piers with haunches support the concrete slab.



Figure 365. Concrete deck with slab with formboards.



Figure 366. Dry-laid stone retaining wall within the covered stone terrace.



Figure 367. Edge of the concrete deck slab.



Figure 368. West elevation of the archway.



Figure 369. East elevation of the stone archway with the archway stair in the foreground.



Figure 370. Stone coursing at the arch.



Figure 371. Stone voussoir at the stone archway with the stone drip edge units indicated by arrow..

Upper Terraces

Terraces are located along the west elevation of the east pavilion, immediately south of the bridge and adjacent to the covered patio. Each terrace has a concrete deck slab and a perimeter wall constructed of stone piers with wood railings.

The south terrace is located over the covered stone terrace and has two different concrete paving systems (Figure 372). The concrete paving at the south portion of the terrace integrates with the concrete walk that extends along the east side of the east pavilion. It includes a grid of control joints cast into the slab. The concrete paving at the north half of the terrace appears to pre-date the concrete at the south half and does not have any control joints. There are abandoned anchor holes in the concrete from a previous terrace railing system.

The north terrace is an extension of the open-air covered patio at the north end of the east pavilion and wraps around the north side of the Bridge Complex. Like the south half of the south terrace, the north terrace has concrete paving with control joints and appears to have been installed at the same time as the paved walk at the east side of the building (Figure 373).

Both of the terraces have non-original wood guardrails of a design that is sensitive to the original guardrail and similar to the balcony railing. The guardrail consists of stone piers with wood-framed railing sections extending between them. The wood railings measure 37 inches tall at the south terrace and 42 inches tall at the north terrace (Figure 374). The railings are constructed of 4x4 posts that are mounted onto steel plates set into the concrete. The railing posts at the ends of the railing are anchored into the stone piers with stainless steel anchors. The base of the railing consists of two 2x8 boards, one on either side of the railing, that sandwich the bottom of the vertical post. The top of the guardrail has a 2x8 top plate over which a top rail measuring 13 inches deep by 2-1/2 inches has been installed. Similar to the balcony railing, wood members create a geometric pattern within the space between the posts and bottom and top rail. The pattern consists of either four 2x6 horizontal louvers or a wood "X" cut from 2x4s. Archival photographs show that the original wood terrace guardrail had a similar geometric pattern but with a slightly different configuration. Outboard of the existing rail and mounted to the concrete deck are

steel plates that appear to have supported a previous railing system, presumably a wrought iron railing similar to that on the east pavilion stair.



Figure 372. Concrete paving at the south terrace. Note that concrete in the foreground is different than the concrete in the background.



Figure 373. Concrete paving at the north terrace.



Figure 374. Wood guardrail at the south terrace.

Covered Patio

The covered patio is an extension of the north terrace and can be accessed from the north annex or the concrete walk. It was originally built as an open-air structure but was enclosed in 1965. In 2010 the enclosure was removed and the space restored to an open-air patio to reflect the original design (Figure 375). The covered patio has a concrete floor that extends to the north terrace; however, does not have any control joints and appears to predate the surrounding concrete at the north terrace (Figure 376). Original 8-inch-square wood posts divide wood-framed half walls along the perimeter of the covered patio and extend up to the roof framing. Based on historic photos and drawings, the roof structure appears to be original and is described in the roof framing section above. At the center of the space there is no soffit and the roof framing is exposed. At the edges of the space, a stucco-clad soffit conceals the roof framing (Figure 377). The walls are similar to that of the pavilions except they are only approximately 32 inches tall and support a non-original wood counter. The walls and counter form a U-shaped plan within the covered patio (Figure 378). The counters extend approximately 12 inches past the face of the wall on either side and are supported by wood 2x members, painted brown (Figure 379). Non-original wood benches, painted brown, are located around the counters (Figure 380).

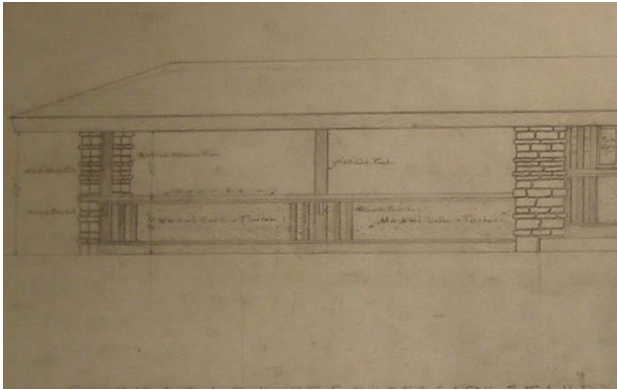


Figure 375. Original drawing of the open-air structure. (Source: Dubuque Museum of Art).



Figure 376. Concrete floors at the covered patio and north terrace. Note that the concrete at the covered patio is different than the concrete at the north terrace.



Figure 377. Exposed roof framing at the center of the space and stucco clad soffits at the edge of the space.



Figure 378. U-shaped wood counters.



Figure 379. View of 2x wood members supporting the wood counter above.



Figure 380. Non-original wood benches.

Stairs

Both the east and west stairs are constructed with stone paving units set on a continuous stepped reinforced concrete slab. Both sets of stairs feature stone-paved treads, an intermediate landing between two flights of stairs, and stone cheek walls. The east stair also has a non-original guardrail. In addition, each of the stairs includes decorative stone features.

West Stair

The west pavilion stair extends east from the promenade to an entrance at the north elevation. It consists of two flights of stairs, oriented perpendicular to each other, and a landing (Figure 381). The lower flight measures 12 feet wide and is set 5 feet away from the wall of the west pavilion, creating a recess between the pavilion and stair cheek walls (Figure 382). The cheek walls are stepped and are constructed of limestone with a design consistent with the limestone walls at the raised base of the pavilions. The lower stepped cheek wall aligns with the upper water table course at the walls (Figure 383). The coping units at the cheek walls are rock-faced with a combed perimeter tooling. As with the walls at the raised base, the cheek walls have a water table course, alternating courses of projecting stone units at the corners, and face bed stone units. In addition, some of the stone units have been carved with a stone dovetail tenon that integrates with an adjacent face bed stone unit (Figure 384). There is a carved circular stone unit mounted onto the stepped coping units at the south side of the stairs (Figure 385).

The stair treads consist of limestone pavers, measuring 2-1/2 inches deep, which extend approximately 2 inches beyond the stone structure. In general, the pavers have a rise of approximately 5 inches and a tread depth averaging approximately 12 inches deep. The lower four steps of the stair extend beyond the cheek walls and fan out onto the promenade. The top surface of the lower steps has a tooled bush-hammered finish.

At the top of the lower flight of stairs is a stone landing, measuring 12 feet by 12 feet. The landing provides access to an upper flight of stairs and a wood door at the north elevation of the west pavilion. The upper flight of stairs is of similar stone construction and detailing as the lower flight. It measures 6 feet wide, has stone cheek walls, and consists of seven stone stairs treads (Figure 386).



Figure 381. View of west stair as seen from the northwest.



Figure 382. Recessed nook between the west stair and the building.



Figure 383. North elevation of the west stair cheek wall. Note that the wall construction includes the watertable and copings present at the walls.



Figure 384. Carved dovetailed detail at ends of stone units.



Figure 385. There is a carved circular stone unit mounted onto the stepped coping units at the south side of the stairs.



Figure 386. Stone stair treads at upper flight of west stair.

East Stair

The east stair is of similar construction to the west stair. It consists of two flights of stairs with an intermediate landing and top landing and has random coursed, rock-faced ashlar units (Figure 387). The lower flight of stairs is accessed from the main access road and extends on an east-west axis. The stair measures approximately 4 feet 6 inches wide and consists of four treads that lead to an intermediate landing measuring 4 feet 6 inches square. A non-original railing is located along the edge of the stair and consists of a surface-mounted wrought iron rail with a top and bottom rail and balusters spaced 4 inches on center. Some of the pickets are formed to create a U-shape with the sides of the "U" forming the vertical pickets. The guardrail measures approximately 42 inches tall (Figure 388). Based on archival photographs and evidence of surface-mounted railings at the terrace, the rails were likely similar to those present at the north and south terrace before they were replaced with the existing replica wood railing. The upper flight of stairs measures 4 feet 6 inches wide and consists of eleven treads. It has a stone cheek

wall that features a circular stone decorative unit mounted onto the coping and the remains of what appears to be a light fixture integrated into the stone base (Figure 389). A recess in the stone and abandoned conduit from the previously removed wood lantern post remain. At the top of the flight is a landing that provides access to a door leading to the east pavilion.



Figure 387. Overview of east stair.



Figure 388. Metal guardrail at west side of east stairs.



Figure 389. Stone cheek wall that features a circular stone decorative unit mounted onto the coping and the remains of what appears to be a light fixture integrated into the stone base.

Archway Stair

A stone stair located to the east of the archway provides access from the covered stone terrace to the main entrance of the east pavilion. The stair is wedge-shaped in plan and consists of stair treads that are slightly curved in plan and increase slightly in width with each tread as they move toward the top of the stair (Figure 390). The stone treads have an 18-inch-deep tread and a rise ranging from 7-1/2 inches to 9-1/2 inches. The cheek walls on either side of the stair consist of large dry-laid stone units, similar in appearance to the retaining walls. The walls are capped with mortar-set stone parapet walls and piers. The piers are 20 inches square and 38 inches tall. The walls are 20 inches deep, 30 inches tall, and capped with stone coping units measuring 24 inches deep (Figure 391).



Figure 390. View of archway stair from the arched tunnel.



Figure 391. View of south cheek wall at archway stair.

Interior Description

The interior of the Bridge Complex includes an assemblage of spaces. The west pavilion consists of the west room, which features a multi-hearth stone fireplace, balcony, and upper lookout tower (Figure 392, Figure 393, and Figure 394). Immediately east of the west room is the bridge, defined by the structural wood flooring (Figure 395). From the bridge, one can access the exterior to the south terrace or the east stair. An interior door separates the bridge from the east pavilion.

The primary space within the east pavilion is the east room (Figure 396). The room is accessed from the bridge and from the main exterior entrance on the east elevation. The space includes a large fireplace and provides access through an interior door to the private dining room, to the south (Figure 397). To the north of the east room, and also accessed from an interior door, is the north annex (Figure 398). The north annex provides access to the exterior covered patio as well as to the north terrace.



Figure 392. View of the west room at west pavilion.



Figure 393. Multi-hearth fireplace at west room of west pavilion.



Figure 394. Overview of lookout tower, looking west.



Figure 395. Bridge promenade, looking west.



Figure 396. East room of east pavilion.



Figure 397. Private dining room at east pavilion.



Figure 398. North annex of east pavilion.

Flooring

Most of the interior spaces have stone-paved flooring that consists of polygonal-shaped stone units, measuring 2-1/2 inches thick, set in a mortar setting bed. Large units measure up to 36 inches wide and smaller stone units are set within the joints between the large stone units. The stone has a rough textured finish (Figure 399).

The bridge is unique in that it has a wood-framed structural decking system that spans between the east and west pavilions and overlaps some of the stone-paved flooring at the bridge room. The bridge decking consists of approximately forty-two 2-1/2 inch by 8 inch wood beams and eight 4 inch by 10 inch wood beams, positioned on end and bolted together, which span east-west across the length of the bridge (Figure 400 and Figure 401). Each wood deck beam spans the full 24 feet 2 inches across the road and bears on the stone cladding and a steel plate at either end of the span (Figure 402 and Figure 403). The 4 inch by 10 inch framing members are evenly spaced in pairs across the width of the deck (Figure 404). The outer most bridge deck beams are secured to the wall framing with a continuous 5 inch by 2 inch steel angle and are dovetailed at either end to 2x12 wood beams that extend along the base of the pavilion walls (Figure 405 and Figure 406). In addition to being dovetailed to the base wall beams at the pavilion, circular wood dutchman, measuring 3 inches in diameter, are located at the mid-height of the outermost beam and are spaced 3 feet on center (Figure 407). Although it could not be confirmed during the survey, the non-original dutchman likely conceal countersunk anchor heads for steel rods that extend through and hold the bridge decking beams together. A non-original steel plate, measuring 8 inches wide, is secured to the underside of the bridge floor boards that span along the edge of the bridge framing. Numerous shallow wood dutchman have been installed along the length of the wood beams, presumably to repair areas where impact from vehicles damaged the bridge framing.

The lookout tower at the west pavilion has an original flooring system consisting of wood-framed tongue-and-groove floorboards that measure approximately 2-7/8 inches wide and extend east-west across the room (Figure 408). The floor is constructed of 2x4 framing and has 1 inch by 2-1/2 inch wood boards, which are visible from the west room, mounted to the underside of the framing (Figure 409).

Non-original flooring systems include the cast-in-place concrete flooring at the north annex (Figure 410). The flooring of the north annex abuts the stone-paved flooring and threshold at the east room. The covered patio, an exterior space located north of the north annex, has a concrete-paved deck that is shared with the exterior north terrace.



Figure 399. Stone-paved flooring.



Figure 400. Overview of wood deck framing at bridge.



Figure 401. Close-up view of wood deck framing at bridge.



Figure 402. Ends of wood deck framing members.



Figure 403. Ends of wood deck framing members.



Figure 404. Underside of wood deck framing, view from road below.



Figure 405. Edge of wood deck bridge framing showing steel angle.



Figure 406. Steel plate upon which the bridge deck framing bares.



Figure 407. Dovetail connection between framing members.

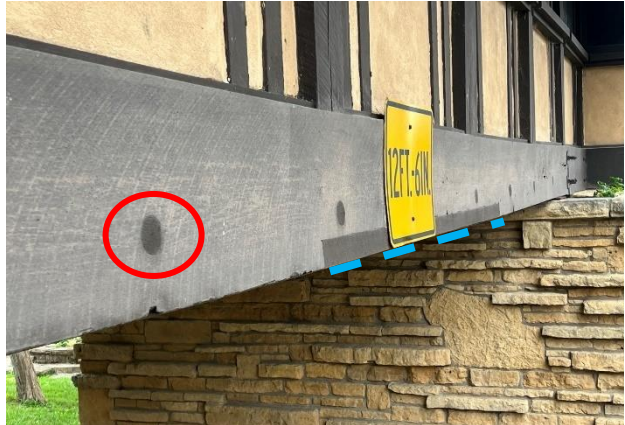


Figure 408. View of beam framing at bridge, note the circular wood dutchman (red circle) evenly spaced along the length and the wood dutchman (blue dashed line) along the edge.



Figure 409. Wood tongue-and-groove flooring at lookout tower.



Figure 410. Underside of wood-framed flooring at lookout tower.

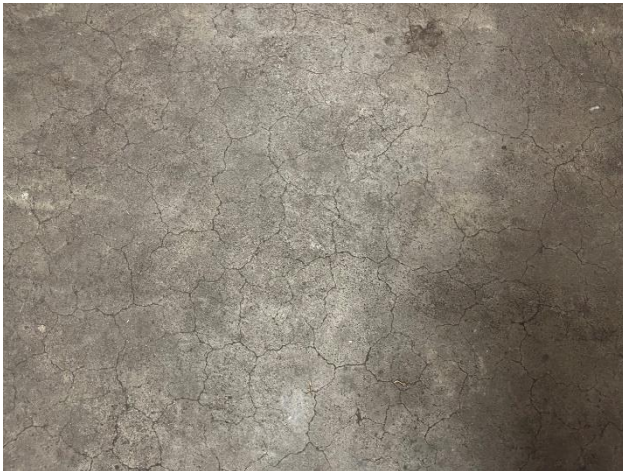


Figure 411. Non-original flooring systems include the concrete flooring located at the north annex.

Walls and Ceiling

The interior walls include exposed stone cladding at piers and chimneys and wood-framed stucco walls, similar to the materials visible at the exterior.

The interior typically has exposed wood-framed ceilings, allowing for the wood roof framing to be visible. However, plaster ceilings are present at the north annex of the east pavilion and west room of the west pavilion. The ceiling at the north annex consists of plaster applied to expanded metal lath that is secured to the underside of the roof rafters. The plane of the ceiling follows the slope of the roof (Figure 412). The west room has a flat plaster ceiling with recessed light fixtures, each with wood frames, opaque glazing, and measuring 7-1/2 inches square (Figure 413). The plaster ceilings and walls have a float finish and are painted yellow.



Figure 412. Plaster ceiling at the north annex.



Figure 413. Plaster ceiling at the west room.

Doors

The interior doors are similar to doors present on the exterior as described above.

An original interior door, similar in appearance to the exterior door at the south end of the east pavilion, is located at the opening between the east room and the private dining room at the south end of the east pavilion. The double-leaf door opening measures 51 inches wide by 77 inches tall and has a door frame measuring 7-1/2 inches deep (Figure 414).

The six-panel door leaves consist of three rectangular glazed panels at the upper portion of the door and three rectangular recessed panels at the lower portion of the door. The panels are 4 inches wide and separated by mullions with wood stops, measuring 1-1/2 inches wide. Hardware includes double-action brass door hinges and brass push plates on either side of the door (Figure 415). Non-original eye hooks have been mounted to the push plates on the south side of the door so that the doors can be maintained in the open position with latches mounted to the adjacent walls.

The interior door between the east pavilion and bridge is similar in appearance to the main east entrance door; however, the door appears to have original hardware. The door opening measures approximately 69 inches wide by 76 inches tall and has a wood frame, measuring 7 inches deep. Individual door leaves consist of three rectangular glazed panels at the upper portion of the door, each with glazing, and recessed wood panels at the lower portion of the door. The six panels measure approximately 6 inches wide and are separated by 1-1/2-inch-wide mullions. Original door hardware consists of double-action brass hinges, inset brass vertical slide locks at the top of the door leaves, and brass push plates. Non-original hardware includes a metal latch, surface-mounted pull handles, and surface-mounted door stops (Figure 416).

The interior door between the east room and north annex consists of two single-leaf door openings framed by wood posts, measuring 8 inches square. Each door opening measures 32 inches wide by 77 inches tall and consists of three glazing panels, each measuring 6 inches wide and consisting of glazing, at the top of the door leaf. Recessed wood panels are located at the bottom of each leaf and aligned with the glazing panels. The panels are separated by wood mullions, measuring 1-1/2 inches wide. The brass double-action door hinges are mounted directly to the wood post framing. Non-original hardware includes surface-mounted pull handles and slide locks (Figure 417).



Figure 414. Interior door between the private dining room and east room.



Figure 415. Original double-action hinge at door.

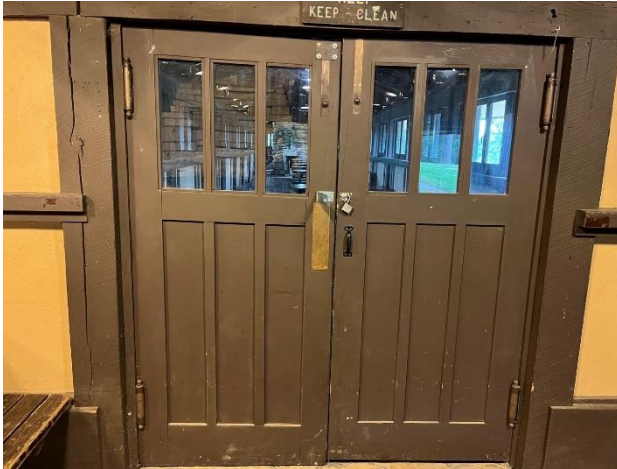


Figure 416. Double-leaf door between east room and bridge.



Figure 417. Pair of single leaf doors between the east room and north annex.

Fireplace and Chimney

East Room Fireplace and Chimney

The fireplace at the east room is two-sided, with two fireboxes on the exterior and one on the interior. The fireboxes on the exterior are located at the corners of the chimney (Figure 418). Two large face-bed stones are focal points of the exterior chimney, one above the north firebox and one next to the south firebox (Figure 419). The stone above the north firebox forms the mantel of the fireplace and is supported by a 6x8 steel channel (Figure 420). The south fireplace has a large horizontal stone mantel that projects approximately 2 inches beyond the plane of the wall and is supported by 6 inch steel plates (Figure 421). The firebox on the interior has a segmental arched opening with stone voussoirs and a stone hearth that extends into the room (Figure 422). The fireplace has a large horizontal stone mantel that extends the width of the fireplace and projects approximately 8 inches beyond the plane of the wall. It is supported on

two projecting stone blocks (Figure 423). Above the mantel, the stone is coursed to form a niche, semi-circular in plan. The chimney tapers above the mantel as it extends to and through the roof framing. All three fireboxes have non-original firebrick.



Figure 418. Two exterior fireboxes, one at each corner.



Figure 419. Large face bed stone above north firebox.



Figure 420. A 6x8 steel channel supporting stone unit above,



Figure 421. A 6 inch steel plates supporting stone unit above.



Figure 422. Arched firebox opening and hearth stone at interior fireplace.



Figure 423. Horizontal tooled mantel supported by two stone blocks.

West Annex Fireplace and Chimney

The fireplace in the west annex has a rhombus shape with two fireboxes: one on the southeast side, facing the bridge, and one set within a sunken inglenook. At the corners, there are alternating courses of projecting stone units. The chimney also features many large face bed accent stones and square-shaped stone units (Figure 424). The stone chimney extends up to and through the lookout tower.

The southeast fireplace has a stone mantel that spans over the firebox opening and projects approximately 2 inches beyond the adjacent stone. A rectangular face bed stone unit is positioned above the mantel. A cubic stone unit, measuring approximately 16 inches on each side, is located at the northeast side of the mantel (Figure 425).

The west fireplace is located at the west corner of the rhombus plan and is set within an inglenook, sunken approximately 14 inches below the finished floor level of the west annex (Figure 426). Stone walls define the perimeter of the inglenook and are constructed of alternating courses of long and short stone units. The short stone units support the ends of the long stone units, creating wide openings in the knee-height walls (Figure 427 and Figure 428). A routed groove and abandoned fasteners on the top of the knee wall stone suggest that a metal screen of some sort may have originally been present (Figure 429). The lookout tower was originally accessed from a ladder within this room but the ladder has since been removed and an acrylic glass cover installed over the opening (Figure 430).



Figure 424. Large accent stone units and square shaped stone units.



Figure 425. Mantel stone and hearth stone at southeast fireplace.



Figure 426. Sunken inglenook at the west fireplace.



Figure 427. North knee wall, consisting of alternating long and short stone units.



Figure 428. Alternating long and short stone units at south knee wall.



Figure 429. Embedded anchors and routed channel in stone indicate a previously installed screen feature on stone.



Figure 430. Location of previous ladder for access to lookout tower.

Electrical and Lighting

The Bridge Complex is supplied by utility lines that are routed overhead and supported by wood utility poles. There are two main utility connections into the building that are mounted to the wood roof fascia: one at the west elevation of the west pavilion and one centered on the north elevation of the bridge (Figure 431 and Figure 432). Both utility connections extend, via rigid conduit, to electrical panels located in the east room. The electrical panels are mounted to a plywood panel and secured to the stone wall at the north end of east room (Figure 433). The electrical panels, manufactured by Square D and dated June 2015, are labelled "Power Panel Fed from MDP" (MDP) and "Lighting Panel Fed from Contractor" (Contractor). The MDP panel consists of thirty-two spaces, with sixteen occupied by 10kA, 3-pole, 120/240-volt plug-in circuit breakers. The MDP panel appears to support the lights at the east and west pavilions, bridge, and lower level of the Bridge Complex. The adjacent Contractor panel has a separate rigid conduit connection and was locked at the time of the inspection; thus it could not be confirmed if the circuits within the panel were active or only used to monitor electrical usage by a contractor during previous repairs. Both electrical panels have rigid conduit that extends down through the stone paved-floor and into a below-grade electrical room. The electrical room was not accessed as part of the assessment. In addition to the two non-original electrical panels, there is an original black electrical panel inset into the plaster wall at the west elevation of the east room (Figure 434). The electrical panel is no longer in use.

Based on conditions observed, the original electrical wiring has been removed and replaced with PVC-jacketed wiring routed through flexible coiled steel conduit. The conduit is mostly routed through the wood-framed roof eaves that are open and accessible from the interior (Figure 435). At rooms with exposed roof framing, the conduit is attached to wood joists and extends to surface-mounted ceiling light fixtures. The conduit at the walls is either surface-mounted or recessed within the plaster and stucco finishes. At the west room of the west pavilion and covered patio, north annex, and private dining room of the east pavilion, the conduit is set within the walls and supports wall-mounted light fixtures, switches, and GFCI receptacles recessed into the plaster walls (Figure 436 and Figure 437). At the east room, the

switches and receptacles are surface-mounted and some of the conduit has been covered by a notched 2x4, painted brown (Figure 438).



Figure 431. Main utility line attached to wood fascia at west elevation of building.



Figure 432. Main utility line attached to wood fascia at north elevation of bridge.



Figure 433. Electrical panels mounted to the wall at the north end of the east room.



Figure 434. Original electrical panel recessed into the wall.



Figure 435. Conduit extending through open eave framing in roof.



Figure 436. Non-original GFCI receptacle set into wall. Note evidence of previous plaster repair around the outlet.



Figure 437. Non-original surface-mounted conduit and light switch.



Figure 438. Non-original outlet with wood 2x4 concealing the surface-mounted conduit.

Most of the interior surface-mounted light fixtures are original or have been replaced with replica features. Original interior light fixtures include ceiling-mounted lanterns with adjacent lighted panels, wood-framed wall sconces, and recessed wood-framed ceiling lights. Original light fixtures at the exterior consist of recessed wood-framed lights at the stucco soffit and stone passageway. The wood-framed lanterns measure approximately 14 inches on each side and have slatted wood louvers, suggesting an influence of Japanese architecture. Light is visible between the wood slats and at the opening on the underside of the fixture (Figure 439). The fixtures are suspended from the ridge of the roof framing at the interior of the bridge and at covered outdoor spaces. At the interior of the bridge, the lanterns are accompanied by wood-framed lighted panels with opaque acrylic glazing that are mounted to the underside of the wood rafters. The panels create light boxes that conceal the surface-mounted conduit and diffuse light (Figure 440). Wood-framed wall sconces are mounted between roof rafter at the interior of the bridge. The units measure approximately 6-1/2 inches wide by 4-1/2 inches tall and have glazing on the face and underside. Wood baffles form an "X" across the face of the glazing (Figure 441). Recessed wood-framed light fixtures are located at the west room of the west pavilion, exterior stucco roof soffits, and at the stone pavilion. The fixtures consist of a wood-framed box, measuring approximately 4 inches deep, that are recessed in the ceiling and a wood-framed face plate, measuring 7-1/2 inches square, with opaque acrylic glazing (Figure 442 through Figure 444). Replica fixtures, where present, are similar in appearance but may exhibit slight differences in construction, such as the use of screws. As indicated under the site description, outdoor lighting around the Bridge Complex historically included wood posts with wood-framed Japanese-inspired lanterns.



Figure 439. Lantern-style light fixture mounted to ceiling framing.



Figure 440. Wood panel, adjacent to lantern-style light, mounted to roof rafters to create a light box.



Figure 441. Wall sconce at interior of bridge is set between roof rafters.



Figure 442. Recessed lighting at west room.



Figure 443. Recessed lighting at stucco soffit is of similar design as the interior recessed lighting.



Figure 444. Recessed lighting at stone arched passageway.

The ceiling-mounted light fixtures in the east room are non-original. The light fixtures consist of a wood-framed housing, mounted to the wood ceiling framing, and a pendent light supporting a cluster of five fluorescent lamps (Figure 445). The original design of the light fixture could not be confirmed through archival documentation.

Other non-original fixtures include the wall-mounted triangular LED-light sconces at the private dining room, the wood-framed lightbox with opaque glazing mounted to the ceiling at the north annex, and utility lights mounted to the concrete structure at the stone terrace (Figure 446 through Figure 448). In general, the original light switches and receptacles have been replaced with new units, although some of the historic junction boxes remain and were capped with metal plates (Figure 449).



Figure 445. Non-original wood light fixture mounted to roof framing at the east room.



Figure 446. Non-original light box mounted to the ceiling of the north annex.



Figure 447. Triangular wall sconce at private dining room.



Figure 448. Non-original surface-mounted light at stone terrace.



Figure 449. Cover plate over abandoned junction box.

Plumbing

Historically, the building included a kitchen and housed two water reservoirs. The historic plumbing pipes appear to have been removed.

Mechanical Systems

The building does not have a mechanical, ventilation, or air conditioning system. Historically, the building was heated using the fireplaces. Passive ventilation was facilitated through window and door openings.

Fire Protection Systems

The building does not have a fire alarm system.

Condition Assessment

Stone

- *Spalling and Deterioration of Stone Along Mortar Joints.* At a few locations, spalling and erosion of the stone was observed along mortar joints (Figure 450, Figure 451, and Figure 452). The mortar joints remain intact; however, the stone is deteriorated and there are gaps or spalls along the joints.
- *Individual Cracks Stone Units at Retaining Wall.* The retaining wall that supports the stone balustrade at the top of the archway stair has individual units that are cracked. At a few locations, the cracking extends the full depth of the stone and the stone has displaced (Figure 453).
- *Spalled Stone at Anchor Penetration.* One of the stone stair treads at the east stair has spalled (Figure 454). The spall is associated with embedded anchors for a stair railing. The embedded steel guardrail post is in good condition but the metal anchors used to secure the guardrail were observed to be corroded.

- *Cracked and Spalled Stone Pavers.* Several of the stone pavers at the stairs have distress that include cracking at stone tread units, surface spalling and pitting, and full-depth spalling of the pavers. Cracking typically extends across stone units and measures less than 1/16 inch wide. Surface spalling was observed at the face of stone units and consists of a loss of surface material to a depth of as much as 1/2 inch (Figure 455). Localized areas of full depth stone paver spalls were observed at stair treads and landings, where the edge of the stone paver is exposed to view (Figure 456).
- *Erosion of Foundation at Stone Paving.* The stone paving at the north end of the covered stone terrace is cracked and displaced. The cracking runs along joint lines, parallel to the length of the terrace. The stone units to the west of the crack are displaced and sloped away from the terrace (Figure 457). Stone units around the base of the stone terrace piers were likely installed onto the concrete foundation of the pier and remain intact and level (Figure 458).
- *Cracking at Stone Below Coping.* Cracking was observed at the west stair that extends from an open crack, measuring 1/8 inch wide, and vertically through stone units and mortar joints (Figure 459 and Figure 460). The cracking extends the full height of the wall and the lower 5 feet exhibited soiling and staining indicative of water infiltration (Figure 461).
- *Cracking at Stone Pavers.* Cracking was observed at the stone paving at the east end of the bridge. The crack is located along the south side of the bridge and extends for approximately 15 feet, parallel to the south wall of the bridge and to the south terrace door (Figure 462). The crack extends through stone units, mortar joints, and cementitious patch repairs that were likely installed to address damage to the stone.
- *Vertical Cracking at Exterior Face of East Fireplace.* At the east fireplace, vertical cracking extends through mortar joints and stone units from the roof to a face bed stone mantel unit over a firebox opening (Figure 463). The crack is as wide at 1/8 inch but decreases in width at the lower portion of the wall. A similar pattern of vertical cracking was also observed at the west fireplace. The hairline cracking extends through mortar joints and several stone units below a face bed stone unit (Figure 464).
- *Crack at Stone Mantel.* The stone mantel at the east fireplace has a crack, measuring as wide as 1/4 inch, that extends down the center of the unit (Figure 465). Evaluation of the stone using a sounding mallet indicated that the crack extends the full depth of the stone. The mantel is supported on the arch of the stone firebox. Cracking was observed at the mortar joints between the stone voussoirs; however, there is no displacement of the stone (Figure 466).
- *Open Joints at Stone.* The stone hearth at the east fireplace has open mortar joints between stone units as well as at the brick firebox (Figure 467).
- *Displaced Firebox Brick.* The thin brick cladding at the firebox of the west fireplace has broken and come loose from the wall. Approximately four of the upper brick units have become loose (Figure 468). One stone unit at the fireplace surround has a large spall (Figure 469).
- *Spalled Stone Unit.* The bottom of the stone keystone at the fireplace mantel has spalled (Figure 470). The spall measures approximately 2 inches square. Black soot staining suggests that the spall may have been associated with exposure to high heat from fires.

- *Cracking at Copings and Projecting Stone Units.* Cracking was observed at the upward-facing surface of several ledge, coping, and projecting stone units (Figure 471). The stone units were found to be unsound when evaluated with a sounding mallet; however, these units remained stable in their current location. At several locations, previous repairs have been performed to treat the crack (Figure 472).
- *Cracking at Stair Setting Beds.* Cracking was observed at the mortar joint between one of the stone-paved stair treads and the stone-clad face of the stair riser (Figure 473).
- *Biological Growth.* Biological growth was observed at the stone units, specifically at the stone wall above a planter box at the covered stone terrace and at base course units (Figure 474). Some biological growth was also observed at the concrete framing at the covered stone terrace. At a few locations, moss and small plants were growing in recesses in the stone and at projecting surfaces created by the stone coursing (Figure 475).
- *Black Soiling.* Black soiling was observed at the stone units at the cheek wall for the east stair (Figure 476). The soiling had a pattern consistent with water runoff from above.
- *Divots and Voids in Stone.* At several locations, large divots and voids were observed in the stone (Figure 477). The voids appear to be associated with natural erosion of the stone that may have been accelerated at isolated locations on the stone. Voids and divots in the stone have the potential to collect more debris, water, and biological growth.
- *Chipped Stone Drip Ledge.* At the east elevation of the archway, there are thin stone ledges intended to direct water to the sides of the arch. The stone ledges have chipped (Figure 478).



Figure 450. Spalling and erosion of stone along a mortar joint.



Figure 451. Spalling and erosion of stone along a mortar joint. Arrow shows continuous mortar above a stone spall.



Figure 452. Spalling and erosion of stone along a mortar joint.



Figure 453. Cracking extending the full depth of the stone, with stone displaced.



Figure 454. Spall at the end of a stone stair tread at the east stair.



Figure 455. Surface spalling at the face of a stone unit.



Figure 456. Localized spall the full depth of a stone paver.



Figure 457. Displaced stone unit, sloped away from the terrace.



Figure 458. Displacement of stone pavers adjacent to concrete footing for pier.



Figure 459. Cracking at coping unit.



Figure 460. Cracking at stone wall that extended from coping.



Figure 461. Efflorescence at lower portion of a vertical crack.



Figure 462. Cracking at stone floor pavers.



Figure 463. Vertical cracking at west room fireplace.



Figure 464. Vertical cracking at west room fireplace.



Figure 465. Cracking at mantel of east room fireplace.



Figure 466. Cracking at stone below mantel at east room fireplace.



Figure 467. Open joint at hearth stone.



Figure 468. Four of the upper brick units that are loose.



Figure 469. Spalled stone unit adjacent to firebox.



Figure 470. Spall at the bottom of the stone keystone at the fireplace mantel.



Figure 471. Cracking at the upward-facing surface of a ledge unit.



Figure 472. Previously repaired crack. The stone unit was unsound when tapped with a mallet.



Figure 473. Cracking at the mortar joint between a stone-paved stair tread and the stone-clad face of the stair rise.



Figure 474. Biological growth above the planter box at the covered stone terrace.



Figure 475. Plants and biological growth at the stone cladding.



Figure 476. Black-colored soiling at the stone units at the cheek wall for the east stair.



Figure 477. Large divot in stone at coping unit.



Figure 478. Chipped stone ledge unit.

Concrete

- *Cracking at Concrete Paving.* Cracking was observed at the concrete paving of the south terrace (Figure 479). The cracks extend between control joints and exhibit displacement. The cracks align with the edge of the covered stone terrace deck slab and a gap between sections of the retaining wall below (Figure 480).
- *Spalled Concrete Encased Lintel.* The concrete encasing the metal lintel over the west fireplace has spalled and the steel is exposed to view (Figure 481). The lintel supports two mantel stones and the mortar joint between the stones is cracked. In addition to the distress at the mantel, the brick cladding at the firebox below the lintel is loose and displaced (Figure 482).
- *Spalled Concrete.* The decorative concrete brackets at the underside of the planter box that surrounds the balcony have spalled and the steel reinforcing is exposed to view (Figure 483). The reinforcing exhibits minor surface corrosion. Spalling and cracking was also observed at the vertical surface of the planter boxes and balcony soffit (Figure 484).
- *Cracking and Spalling at Concrete Flooring.* Cracking and spalling was observed at the concrete flooring of the north annex (Figure 485 and Figure 486). Hairline cracks radiated from a location with a previous patch repair. Spalling was observed near the base of a door frame.
- *Open Joint Between Paving Units.* The joint between the non-original concrete paving and stone paving at the top of the archway stair is open (Figure 487). The mortar is cracked and has fallen loose at many locations along the joint.
- *Moisture Staining.* Moisture staining was observed at the concrete at the underside of the balcony (Figure 488). The staining is most prevalent along the edges of the balcony and at an embedded abandoned electrical junction box. The tinted finish on the concrete has eroded.



Figure 479. Cracking at the concrete paving of the south terrace.



Figure 480. Crack aligned with the edge of the covered stone terrace deck slab.



Figure 481. Spalled concrete exposing the metal lintel over the west fireplace.



Figure 482. Displaced and loose brick cladding at the firebox.



Figure 483. Spall at concrete bracket at balcony.



Figure 484. Spall of concrete at balcony edge.



Figure 485. Cracking and spalling at the concrete flooring of the north annex.



Figure 486. Crack and spall at concrete flooring of north annex.



Figure 487. Open joint between concrete sidewalk and stone stair.



Figure 488. Moisture staining at the concrete at the underside of the balcony.

Wood Structure

- *Splits and Cracks in Wood Post Framing.* A number of the 8 inch by 8 inch wood wall framing posts exhibit splits that extend most of the height of the post (Figure 489). At approximately three locations along the west elevation of the east room, the splits are full depth, measure approximately 1/2 inch wide, and could be viewed from the interior and exterior (Figure 490). Where multiple split wood posts were observed, such as at the west elevation of the east room, other distress conditions were also observed, such as door frames that are not plumb and sagging, displacement and bowing of wood roof framing beams, and separations at joints between wood framing members (Figure 491, Figure 492, and Figure 493).
- *Splits and Displacement of Wood Beams.* Splits were observed along the center of some wood roof beams that span across the east room (Figure 494 and Figure 495). The splits extend most of the length of the beams. In addition to splits, the beams appear to be bowed and displaced at the center. When evaluated with a level, the displacement was measured to be 1/8 inch per foot at some locations. The areas with the most significant distress align with the three wood framing posts that exhibit distress, as described above.
- *Splits at Bridge Framing.* The east portion of the south bridge framing member exhibits a split that extends approximately 20 feet along the middle of the wood beam (Figure 496). The split originates from a dovetail joint and anchor connection between framing members.
- *Irregularities in Wood Bridge Decking.* The bridge deck surface is irregular and appears to have localized areas where the flooring is crowned (Figure 497). Many of the wood members also exhibit some warping which has caused open joints between the wood floor beams (Figure 498). It does not appear that the bridge deck was originally intended to have a finished and level floor surface as evidenced by all of the wood beams having slightly different heights. The irregularities appear to have been accentuated by warping and twisting of the deck beams.



Figure 489. Vertical split in wood post framing viewed from interior.



Figure 490. Vertical split in wood post framing, viewed from exterior.



Figure 491. Door leaf out of plumb near area of displaced roof framing.



Figure 492. Vertical splits in wood post framing, viewed from exterior.



Figure 493. Separations at joint between wood framing members.



Figure 494. Split along the center of a roof beam that spans across the east room.



Figure 495. Splits along the center of a roof beam that spans across the east room.



Figure 496. An approximately 20-foot-long split extending through the middle of the wood beam at the east portion of the south bridge framing member.



Figure 497. Irregular bridge deck surface and localized crowned area.



Figure 498. Open joint between wood floor beams resulting from warping.

Wood Elements

- *Deteriorated Wood at Terrace Guardrails.* Distress and deterioration at the wood railings included open joints at mitered corners, biological growth, bowed and twisted boards, peeling paint, splits, insect damage, and areas where wood was found to be damp and soft when probed with an awl (Figure 499, Figure 500, Figure 501, and Figure 502).
- *Pest Infestation.* Insect nests were observed at window openings, and at projecting stone units on the building facade (Figure 503 and Figure 504).



Figure 499. Deterioration at wood top rail of balcony guardrail.



Figure 500. Severe deterioration and biological growth at wood of top rail of railing.



Figure 501. Severe deterioration and biological growth at wood of top rail of railing.



Figure 502. Severe deterioration and biological growth at wood of top rail of railing.



Figure 503. Insect nest at wood window framing.



Figure 504. Birds nest at recess between stone units.

Ferrous Metal Elements

- *Corrosion of Steel Post Supports at Guardrails.* The steel plates that support the wood posts for the terrace guard rails exhibit surface corrosion (Figure 505).
- *Abandoned Anchors.* At a few locations, metal anchors, junction boxes, and eye hooks were observed at the stone cladding and stucco soffits that are no longer being actively used (Figure 506 and Figure 507). The anchors and embedment's exhibit surface corrosion with some staining or cracking of the adjacent stone or stucco.



Figure 505. Surface corrosion at a steel plate that supports a wood post for the terrace guard rail.

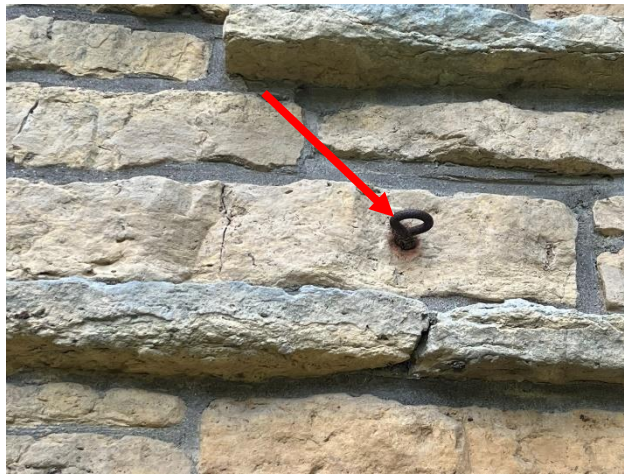


Figure 506. Corroded embedded steel anchor in the stone.



Figure 507. Abandoned junction box in the soffit has resulted in cracking of the adjacent stucco.

Roofing

- *Mild Biological Growth at Roof.* The roof was recently replaced. Mild biological growth was observed at the west-facing slope of the roof (Figure 508). The growth consisted of a slight green discoloration on some of the shingles.



Figure 508. Mild biological growth at the west-facing slope of the roof.

Stucco/Plaster

- *Gaps in Wall Framing.* Gaps and open joints were observed between the stucco wall and the wood post framing (Figure 509 and Figure 510). The gaps measure as much as 1/4 inch in width and daylight was visible through the joint.
- *Cracking of Stucco Finish.* A vertical hairline crack and evidence of a previous patch repair were observed at the stucco finish (Figure 511). The crack appears to extend from the corner of the non-original electrical box embedded in the wall. The cracking may be associated with installation of the non-original box.
- *Previous Stucco Repairs.* Previous localized patch repairs have been performed at the stucco. The patches were typically not painted (Figure 512).
- *Unsealed Wall Penetrations.* Non-original penetrations in the stucco walls are typically associated with installation of non-original electrical conduit. Some of the penetrations were not treated, leaving a gap between the conduit and stucco (Figure 513).
- *Peeling Paint at Stucco.* At a few locations, the paint at the stucco walls has failed and the underlying stucco is exposed to view (Figure 514).



Figure 509. Gap between stucco wall framing and wood post framing.

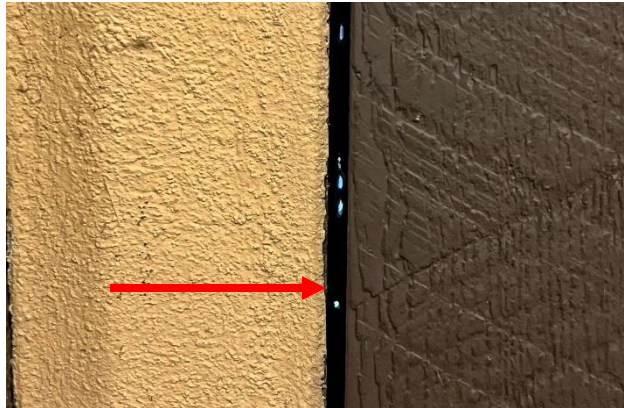


Figure 510. Open joint between stucco wall framing and wood post framing.



Figure 511. Vertical hairline crack extending from the corner of a non-original electrical box.



Figure 512. Unpainted patch at previous patch repair.



Figure 513. Untreated penetration with gap between conduit and stucco.



Figure 514. Failed paint at stucco wall exposing the white underlying stucco.

Windows

- *Wood Deterioration.* Deteriorated wood was observed at window and framing, casings, and trim. The distress included checking, splits, peeling paint, and areas where the wood was soft when probed. The distress was typically located at the bottom of vertically oriented wood members, at the end grain of boards, and at sills (Figure 515).



Figure 515. Distress at bottom of vertically oriented wood member.

Doors

- *Cracking at Concrete Lintel.* A crack, measuring 1/16 inch wide, was observed to extend the full depth of the concrete lintel that spans across a door opening at the west elevation of the east pavilion. There was evidence of moisture staining and infiltration along the crack (Figure 516). There was no visible displacement at the lintel and there does not appear to be an immediate safety concern.
- *Corrosion at Door.* Corrosion was observed at the hollow core metal door. The corrosion was most prevalent along the bottom of the door leaf and at the head of the door frame (Figure 517 and Figure 518). The corrosion has resulted in localized areas with full section loss of the steel.
- *Broken Glazing.* At least one glass light at a door was observed to be cracked (Figure 519). The cracked glazing was located at the south door opening on the east pavilion. The existing glass is secured in place and does not present an immediate safety concern.



Figure 516. Cracking at concrete lintel with evidence of moisture staining and infiltration along the crack.



Figure 517. Corrosion along the bottom of the door leaf.



Figure 518. Corrosion at the head of the door frame.



Figure 519. Cracked glass light at door.

Mechanical, Electrical, and Plumbing

- *Missing Light Fixture.* Light fixtures at the west elevation, adjacent to the balcony, appear to have been intentionally removed and are not being maintained as sources of illumination. The framing for the light has been removed and the wires are exposed to view. At other locations, such as at the stone archway, it appears that the light bulb and lens are missing or have been removed and not replaced (Figure 520). The recessed fixture remains in serviceable condition.



Figure 520. Removed light that has not been replaced.

SIGNIFICANCE AND INTEGRITY

National Register Significance Evaluation

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.¹⁴²

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social values as they relate to the criteria established for the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

¹⁴² National Park Service, "National Register of Historic Places," <https://www.nps.gov/subjects/nationalregister/index.htm>, accessed August 2022.

- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.¹⁴³

In 1973, Eagle Point Park was determined eligible for listing in the National Register of Historic Places.¹⁴⁴ The park was formally listed in the National Register of Historic Places as part of the *Eagle Point Park Historic District* nomination, dated November 27, 2017. The nomination notes that the historic district is significant under National Register Criteria A and C and identifies thirty contributing resources and four non-contributing resources. Contributing resources include six sites, five structures, five objects, and fourteen buildings. The Indian Room, Veranda Rooms, and Bridge Complex are all listed as contributing buildings.

The nomination outlines three historical context periods under which the park has significance. The first period, referred to as *The City Beautiful Movement and Advocating Urban Parks*, includes the park's early history and development. The park was established at the recommendation of Charles Mulford Robinson, an advocate of the City Beautiful Movement who eventually went on to design a plan for the City of Dubuque that included Eagle Point Park. Robinson solicited the assistance of Charles Nassau Lowrie to design the park. The tree-lined roads, walkways, and framed views can be attributed to this early plan.

The historical context entitled *Influence of the Prairie School: The WPA, Alfred Caldwell and His Legacy*, is related to new construction and improvements. By the 1930s, the needs of park visitors had shifted from an approach of strolling and viewing the picturesque scenery to a focus on communal activities such as picnicking, recreation, and sports. Improvements to the park were facilitated through Civil Works Administration (CWA, the successor organization to the Works Progress Administration) funding and support and were implemented using the principles of Prairie style architecture and design. This period was characterized by the influence of Alfred Caldwell, Park Superintendent from February 1934 to January 1936, and his legacy as continued by his successor Wendelin Rettenberger. The context identifies Alfred Caldwell's plan for a "City in a Garden" within Eagle Point Park that called for a series of buildings and built features that were connected by covered walkways and landscaped areas. The plan included buildings, a ledge garden, water feature, council rings, and horseshoe pits. Only the Indian Room, Veranda Rooms, Bridge Complex, and adjacent landscape features were constructed.

The third context period is entitled *Post World War II Optimism: The Baby Boom and Community Concerns* and is associated with the active and continued use and development of the park. Throughout the mid-

¹⁴³ Code of Federal Regulations, Title 36, Part 60, "The National Register Criteria for Evaluation."

¹⁴⁴ Dr. Julie Schlarman and the City of Dubuque Planning Services Department, *Eagle Point Park Historic District National Register of Historic Places*, section 7, 38.

twentieth-century, the park continued to be used as a recreational and gathering spot for the community. Playground, picnic shelters, and band shells were constructed to support the use of the park.

The Indian Room, Veranda Rooms, and Bridge Complex, designed and constructed between 1934 and 1937, are significant as they relate to the second and third historical contexts identified in the nomination. The buildings are significant under Criterion A as part of a broad pattern of development constituted by the CWA and its successor, the WPA. Eagle Point Park was awarded a \$200,000 WPA grant that led the City to hire Alfred Caldwell as Park Superintendent, and to a period of construction and development characterized by a cohesive architectural and landscape plan influenced by Prairie style design.

The buildings are also significant under Criterion C as distinctive examples of Prairie style design implemented by Alfred Caldwell in his role as Park Superintendent and as a part of his "City in a Garden" design concept. The influence of the Prairie style is exemplified by the use of local and naturally occurring construction materials such as stone and wood, accentuation of horizontal lines in the building design and construction, high-quality craftsmanship and unique detailing, seamless flow between interior and exterior spaces, large expanses of windows, and open interior floor plans. At Indian Room, Veranda Rooms, and Bridge Complex, the Prairie style design is harmoniously conveyed through the architecture, built landscape features, and landscape design.

The Eagle Point Park Historic District nomination suggests that, while the district is locally significant, the resources constructed as part of the "City in a Garden" plan may have national significance. The nomination paraphrases an excerpt from the Society of Architectural Historians (SAH) online publication *Archipedia*. The description states:

Two of the most memorable examples of Prairie School landscape architecture are situated in Iowa. One of these is the Rock Glen development in Mason City, designed by Walter Burley Griffin; the other is Eagle Point Park in Dubuque. . . .

The designer of Eagle Point Park with its "nature-aiding" park structures was the Chicago-trained landscape architect Alfred Caldwell. Caldwell . . . devised a plan that he named "The City in a Garden." With a large WPA crew funded through the federal government's relief programs of the depression years, Caldwell built his own version of Frank Lloyd Wright's Taliesin at Spring Green, Wisconsin. In lookouts, pavilions, shelters, stone circles, pools, and pathways he brought together the "organic" sensitivity of Wright in architecture and of Jens Jensen in landscape architecture. Native limestone was the fundamental building material, and he treated it so that the structures read as manmade, but at the same time their layered horizontality reflected the character of the nearby native limestone outcroppings. Just as William Steele and Purcell and Elmslie's Woodbury County Courthouse in Sioux City represents the high point of public architecture for the Prairie School, Caldwell's work at Eagle Point Park is a near-perfect summation of "organic" landscape architecture.¹⁴⁵

A National Register of Historic Places *Eligibility Review* document, dated October 13, 2023, and signed by the Iowa SHPO, provides concurrence that the Eagle Point Park Historic District has State Level significance. The review also recommended an amendment to the National Register nomination to reflect the change in level of significance. In the review, the SHPO had the following comment: "Eagle Point Park

¹⁴⁵ David Gebhard and Gerald Mansheim, "Eagle Point Park Pavilions," [Dubuque, Iowa], SAH *Archipedia*, Gabrielle Esperdy and Karen Kingsley, eds. (Charlottesville: University of Virginia Press, 2012), <http://sah-archipedia.org/buildings/IA-01-ME190>, accessed December 4, 2024.

is an important early example of Alfred Caldwell's park design and maintains excellent integrity. There is no comparative park located within the State of Iowa and additional research is recommended to determine the possibility of National Significance."¹⁴⁶

Period of Significance

The National Register nomination for the Eagle Point Park Historic District identifies a period of significance extending from 1908, when the land for the park was acquired, to 1966, fifty years before the nomination was written. As described above, the nomination outlines three historical contexts, each of which spans a sub-period of significance. The historical context and justification for the period of significance include the following:

The City Beautiful Movement and Advocating Urban Parks

- Period of Significance: 1908 to 1933.
- The period begins with acquisition of land for the park in 1908 and extends to the period of park improvement made under the CWA and WPA in the 1930s.

Influence of the Prairie School: The WPA, Alfred Caldwell and His Legacy

- Period of Significance: 1933 to 1952.
- The period begins with improvements and new construction within the park associated with funding made available by the CWA WPA in the 1930s and extends to 1952, with the retirement of Wendelin Rettenberger, the successor to Alfred Caldwell as the Park Superintendent.

Post World War II Optimism: The Baby Boom and Community Concerns

- Period of Significance: 1953 to 1966.
- The period captures the continued usage of the park for its original function.

As stated above, the Indian Room (constructed in 1934), Veranda Rooms (constructed in 1937), and the Bridge Complex (constructed in 1936) are primarily associated with *Influence of the Prairie School* historic context and continue into the *Post World War II Optimism* historic context, suggesting a sub-period of significance of 1933 to 1966 for the three buildings. This would include the period of design and construction of the three buildings as well as maintenance and early repairs and alterations to the structures.

The existing Eagle Point Park Historic District National Register nomination should be amended to reflect the Iowa SHPO concurrence that the site is significant at a State level and potentially at a National level. Additional discussion about the recommended amendment is included in the *Recommendations* section below.

¹⁴⁶ *Eligibility Review, National Register of Historic Places: Eagle Point Park Historic District*, dated October 13, 2023. Reviewed by Lorinda Bradley, National Register Coordinator, of the Iowa State Historic Preservation Office.

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the configuration of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.

The following list identifies existing character-defining features of the Indian Room, Veranda Rooms, Bridge Complex, and their immediate site:

Site

- Stone promenade that extends north–south along the west side of the site.
- Various stepped stone terraces that extend off the main stone promenade, many of which feature unique stone accents, benches, and planters that are integrated into the construction.
- Stone walkways and low-rise steps that extend from the terrace and promenade to the Southern Gate Road.
- Plan and stonework at the landscaped outdoor room that extends from the east elevation of the Indian Room, including the stone retaining walls, low-height walls, and piers.
- Stone drinking fountains at either side of the semicircular terrace.
- Dry-laid stone retaining wall that extends north–south across the east side of the site and is incorporated into the structure of the east pavilion of the Bridge Complex.
- General site plan, layout, and relationship between the three buildings and the adjacent site features.

Indian Room

- General massing and form.
- Relationship of the restroom wing to the adjacent stone promenade.
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units and projecting watertable courses.
- Hip roofs with wood shingles, wide overhanging eaves, and stone chimneys.
- Large window opening at the east elevation and ribbon window openings at the restroom wing.
- Recessed entrance vestibule at the restroom wing.
- Exterior balconies.
- Open interior space.
- Stone double fireplace and chimney. Fireplaces feature large stone mantles, face-bed stone units, carved stone units, and crafted coursing patterns.
- Interior Juliet balcony.
- Mural that wraps the upper portion of the interior walls.
- Original plaster ceiling with wood trim.
- Stone-paved flooring.

Veranda Rooms

- General massing and form.
- Relationship of the building to the stone-paved terrace
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units, projecting watertable courses, and face bed stone units.
- Wood-framed exterior stucco wall at the east elevation.
- Hip roof with wood shingles, dormer windows, stone chimney, and wide overhanging eaves.
- Wrapping window openings with casement windows at the north and south elevations and the casement windows at the east elevation.
- Stone fireplaces and chimneys at the east elevation. The exterior features of the chimneys include the design and configuration of the stone mantel, decorative carved stone features, and steel fixtures. The interior fireplaces include a raised stone hearth, stone mantel, and crafted coursing patterns.
- Original wood exterior doors.
- Exposed wood roof rafters.
- Original interior plaster ceiling and walls with wood baseboard and trim.
- Cementitious interior flooring painted red and green.
- Dropped soffit and nook at the south end of the south room.

Bridge Complex

- General massing and form.
- Relationship of the building to the Southern Gate Road.
- Configuration of window and door openings.
- Rock-faced random coursed ashlar stone construction at the walls including projecting stone units, projecting watertable courses, face bed stone units, carved stone units, and crafted coursing patterns.
- Complex hip roof with wood shingles, wide overhanging eaves, wide gutters, and stone chimneys.
- Exterior stone stairs and unique stone details integral to the construction of the west stair, east stair, and archway stair.
- Covered stone terrace at the lower level of the building.
- Stone archway that extends under the east pavilion of the building.
- Lookout tower at the west pavilion with stone and wood walls and casement windows.
- Relationship of the building to the adjacent north and south terraces.
- Covered entrance at the east elevation.
- Exterior balcony with original wood railing and planter box at the west elevation.
- Stone chimneys and fireplaces. Chimneys include the east chimney with two exterior fireboxes and an interior firebox, and the trapezoidal stone chimney with multiple fireboxes at the west pavilion. Fireboxes include massive stone mantles, decorative carved stone units, face-bed units, and crafted coursing patterns.
- Open interior space.
- Stone-paved flooring.

- Wood decking at the bridge, which is visible at the interior and exterior.
- Sunken firepit at the lower level of the lookout tower that is defined by a screen of coursed horizontally oriented stone units and is adjacent to the west chimney.
- Stucco and plaster walls with exposed wood framing.
- Wood flooring at lookout room.
- Exposed roof framing at interior spaces, specifically at the bridge and east room, which feature more complex roof construction.
- Original wood doors with double-action hinges and slide locks.
- Historic interior light fixtures.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.¹⁴⁷

To have integrity, the property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."¹⁴⁸

The historic integrity of the three buildings; Indian Room, Veranda Rooms, and Bridge Complex, has been assessed as a single collection of buildings that were constructed as part of the "City in a Garden" design concept, rather than as individual buildings. Based on the information presented in the Eagle Point Park Historic District National Register nomination as outlined above, we evaluated the historic integrity assuming a sub-period of significance from 1933 to 1966. An assessment of integrity is as follows:

¹⁴⁷ *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: Government Printing Office, 1997), 44–45.

¹⁴⁸ *Ibid.*

Integrity of Location. The Indian Room, Veranda Rooms, and Bridge Complex collectively retain integrity of location. The buildings remain in their original location within Eagle Point Park at the top of a hill.

Integrity of Design. The three buildings retain integrity of design. The buildings and surrounding site features were constructed in the Prairie style, different from the rustic “lodge” form typically constructed by the WPA. The use of natural materials, fluidity between interior and exterior spaces, focus on craftsmanship, accentuation of the horizontal planes and lines, and open interior spaces are all features of original construction that remain present in the buildings. The buildings all convey integrity of design dating to their period of significance.

Integrity of Setting. The three buildings retain integrity of setting. The buildings retain their original setting along the Southern Gate Road, the main thoroughfare through the park. The buildings were constructed as part of an integrally connected collection of stone terraces, promenades, walkways, retaining walls, and stairs. All of the site features remain today and continue to be integrated with the design, use, and access of the buildings.

Integrity of Materials and Workmanship. The three buildings retain integrity of materials and workmanship. When constructed, the three buildings conveyed a high level of stone and wood craftsmanship and skill that is still present in the structures today. Some minor alterations have been performed to the buildings over the years that have included enclosing (and later restoring) the covered patio at the east pavilion of the Bridge Complex, repaving and replacement of railings at the north and south terraces, and renovation of the restroom wing at the Indian Room. Despite these alterations, the Indian Room, Veranda Rooms, and Bridge Complex retain integrity of materials and workmanship dating to their period of significance.

Integrity of Association. The Indian Room, Veranda Rooms, and Bridge Complex retain integrity of association. Significant for their architecture and design as well as the broad pattern of park development under the CWA and WPA, the buildings and surrounding landscape features remain as a cohesive collection of resources that exemplify Prairie style architecture and design and convey their use as public buildings intended for community use and recreation.

Integrity of Feeling. The Indian Room, Veranda Rooms, and Bridge Complex collectively retain integrity of feeling. The three buildings were constructed as part Caldwell’s “City in a Garden” plan, which included a series of integrated site features. The collection of resources was set on the bluff of a hill, surrounded by mature trees. The intent of the “City in a Garden” design was to provide buildings and resources for the public to gather that were integrated with the surrounding picturesque landscape. All of the buildings and resources constructed in the study area during the period of significance remain. The buildings convey their original feeling as park buildings intended for public use and gathering that are integrated into the landscape.

TREATMENT AND USE

Requirements for Treatment and Use

The Indian Room, Veranda Rooms, and Bridge Complex were determined eligible for listing in the National Register of Historic Places in 1973 and officially listed as part of the Eagle Point Park Historic District in 2017.¹⁴⁹ The buildings are significant as exceptional examples of the Prairie style conveyed through the architectural and landscape design, as well as for their association with the CWA and WPA and the broad pattern of development associated with those programs, specifically at Eagle Point Park. As such, treatment and use of the three buildings should be considered within the context of relevant legal mandates, policy directives, and treatment guidelines for historic structures. The buildings should be understood for their historic significance and preserved for the education, use, and enjoyment of present and future generations.

Laws, Regulations, Functional Requirements, and Treatment Guidelines

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- Secretary of Interior's Standards for the Treatment of Historic Properties
- Americans with Disabilities Act (ADA)
- City of Dubuque Building Code (which references the 2021 IBC and 2021 IEBC)
- Iowa Statewide Urban Design and Specifications (2023 Edition)

In response to these laws and regulations, threats to life safety, if present, should be addressed in the repair of the buildings. Conditions were observed at the Veranda Rooms and Bridge Complex that may be potential structural concerns and should be evaluated. These include the wood roof framing at the Veranda Rooms roof, wood roof framing at the east room of the Bridge Complex and the stone retaining wall. In the 2021 editions of the *International Existing Building Code*, which is referenced in the City of Dubuque Building Code, Section 507–Historic Buildings states:

507.1 Historic buildings. The provisions of this code that require improvements relative to a building's existing condition or, in the case of repairs, that require improvements relative to a building's predamage condition, shall not be mandatory for historic buildings unless specifically required by this section.

507.2 Life safety hazards. The provisions of this code shall apply to historic buildings judged by the building code official to constitute a distinct life safety hazard.

507.3 Flood hazard areas. Within flood hazard areas established in accordance with Section 1612.3 of the International Building Code, or Section R322 of the International Residential Code, as applicable, where the work proposed constitutes substantial improvement, the building shall be brought into

¹⁴⁹ Gebhard and Mansheim, "Eagle Point Park Pavilions," [Dubuque, Iowa], SAH *Archipedia*, Esperdy and Kingsley, eds., <http://sah-archipedia.org/buildings/IA-01-ME190>.

compliance with Section 1612 of the International Building Code, or Section R322 of the International Residential Code, as applicable:

Exception: Historic buildings meeting any of the following criteria need not be brought into compliance:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined by the Secretary of the US Department of Interior as **contributing** to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

507.4 Structural. Historic buildings shall comply with the applicable structural provisions in this chapter.

Exceptions:

1. The code official shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of substantial structural damage is not required to comply with Sections 405.2.3, and 405.2.4. Substantial structural damage shall be repaired in accordance with Section 405.2.1.¹⁵⁰

Additional codes related to historic buildings are outlined in *Chapter 12: Historic Buildings* of the 2021 IEBC. The IEBC exceptions noted above pertain to the three buildings and immediately adjacent landscape features evaluated as part of this HSR, as well as those considered contributing to the Eagle Point Park Historic District as a property listed in the National Register.

As the Indian Room, Veranda Rooms, and Bridge Complex are historic sites and are part of a historic district listed in the National Register of Historic Places, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the character-defining features of the buildings.

Alternatives for Treatment and Use

The U.S. National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

¹⁵⁰ International Code Council, Inc., *International Existing Building Code 2021* (Country Club Hills, Illinois: International Code Council, 2021).

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.¹⁵¹

Of the four treatment approaches, **preservation**, which involves sustaining the building or structure in its existing form, is most appropriate for the three buildings at Eagle Point Park, given the significance and integrity of the structures. The overarching treatment *preservation* allows for minor modifications as needed to address distress conditions and code-related work, thus accommodating continued use of the property. Preservation is to some extent in progress as a result of ongoing repairs and cyclical maintenance implemented by the park. Alterations and repairs to the buildings and site, as performed by the park have retained historic features and materials. Repairs and modifications have included alterations to the covered patio at the north end of the east pavilion of the Bridge Complex, replacement of terrace railing and decking, modifications to electrical systems and lighting, installation of some modern site features, and alterations to the restrooms to provide modern plumbing and facilities. In general, repairs performed in the last twenty years have strived to replace in-kind and restore the original appearance of the building. For example, non-original metal terrace guardrails were replaced with wood railings similar in design to the original. Also, the covered patio at the north end of the east pavilion was enclosed as part of work performed in 1965. The patio was restored as an open-air pavilion in 2011.

Within the overarching preservation approach for the three buildings, this study recommends making the repairs necessary to stabilize and preserve the three buildings and integrated site features in their existing state for continued use by the park. Future treatment is expected to include stabilization, repair, and maintenance of the buildings.

(Refer to the *Developmental History* and the *Significance and Integrity* sections for further discussion of character-defining features.)

Future use of the three buildings is anticipated to be similar to their current function — a collection of buildings intended for public use as a gathering and recreational place for park visitors.

¹⁵¹ Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2017).

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and requirements for treatment have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Preservation.

The Secretary of the Interior's Standards for **Preservation** are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.¹⁵²

The basic guidelines for work on the subject buildings and their immediate setting are as follows:

- Undertake all work in compliance with the Secretary of the Interior's Standards for Preservation.
- Retain the character of the historic site by protecting the individual building and the site, including the significant site features.
- Ensure that proposed new elements or construction are compatible with historic character of the building and site.

¹⁵² Secretary of the Interior's Standards for the Treatment of Historic Properties. The guidelines that accompany the Standards also note that where repairs or modifications are made, new materials should be distinguishable from old.

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- Protect adjacent natural resources during construction activities.
 - Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the historic site and buildings. Maintain records of treatments and preserve documentation according to professional archival standards.
 - Retain features and materials at both the exterior and interior of the buildings that date from the period of significance to the greatest extent possible.
 - Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Prioritization of Treatment

Based on the condition assessment performed as part of the Historic Structure Report, the following prioritization is recommended for work on the three buildings at Eagle Point Park.

- Structural Repairs, Stabilizations, and Investigation: Repairs and additional evaluations related to the structural stabilization and safety issues should be completed first. This work would include repairs to the deteriorated wood roof framing at the Veranda Rooms and at the east room of the Bridge Complex. Further structural evaluations should be performed at the dry-laid retaining walls to evaluate potential distress conditions. High priority items should be addressed in the next 2 years.
- Exterior Envelope: Work related to the exterior envelope should follow structural repairs, stabilization, and investigation. Work at the exterior envelope would be performed to prevent water infiltration and deterioration of materials, and to address conditions that may lead to continued deterioration and loss of historic fabric. This work would include repairs to the Veranda Room roof to address active water infiltration, repointing and repair of open and deteriorated mortar joints and cracked stone units at the wall, installation of joint treatments at open joints and parapet wall copings and between wall framing members, repair and treatment of deterioration wood guardrails at terraces and balconies, and repair of corroded steel at fireplaces.
- The next priority includes modifications to manage issues required to permit the continued use of the buildings, such as site repairs, improvements to improve universal access to the buildings, repairs to fireplaces, and upgrades to building electrical systems.

Finally, in addition to the specific repairs recommended, cyclical maintenance tasks such as inspection, localized repointing of mortar at stone masonry, replacement of joint sealants, repainting of wood components, roof replacement, regular and routine monitoring of conditions, and other ongoing maintenance tasks should be implemented on a regular schedule to avoid damage to the historic site and building fabric and to reduce the need for large-scale repair projects in the future.

Under the overarching treatment approach of preservation, it is anticipated that the structures will be maintained in their current condition and that a change in use is not anticipated. As outlined above, potential structural issues were identified at the Veranda Rooms and Bridge Complex that should be investigated and may require repair. Conditions at the stone retaining wall also require additional investigation. Other potential repairs under the preservation treatment approach would likely include repairs in-kind that may not require code review.

For more extensive repair and restoration projects, a code analysis is recommended. The analysis would be focused on the codes, current at that time, that are relevant to the scope of work anticipated in the specific project. The analysis, typically performed in the schematic design phase of a project, would assist in development of repairs and, working with local and state agencies, identify alternatives to full prescriptive legislative and code compliance, if necessary.

All work performed on the buildings and site features should be documented through notes, photographs, and measured drawings and/or sketches, as well as with as-built annotations to construction documents (if available) at project completion. These documents should be permanently archived as a record of work completed and for future reference.

RECOMMENDATIONS

The following recommendations have been developed for the stabilization and preservation of the Indian Room, Veranda Rooms, and Bridge Complex, as well as associated site features at Eagle Point Park. All repairs should be developed in accordance with the Secretary of the Interior's Standards for Preservation as outlined above.

Site

The following general recommendations address the goal of maintaining the landscape resources that are an integral part of the historic character and setting for the buildings.

- At present, there is very little exterior lighting at the site and around the building. Most of the lighting comes from street lights located along the Southern Gate Road and at the adjacent surface lots. Exterior lights at the Bridge Complex provide some illumination adjacent to the building. Consideration should be given to restoring wood lamps that were once located across the site, specifically near entrances, at exterior stairs, and defining the perimeter of the site. Historic lighting included wood posts with lanterns installed adjacent to stone parapet walls as well as fixtures mounted to the west elevation of the stone piers at the stone terrace of the Bridge Complex.
- Prepare a Cultural Landscape Report (CLR) to document the historic landscape at Eagle Point Park. A CLR would document the layered and complex history of the site from original development to the present, evaluate the landscape resources, identify significance and integrity, and provide treatment recommendations for the cultural landscape. Specific to this HSR, the CLR would provide recommendations for managing the landscape resources that are integral to the buildings and improving site access. The CLR would also provide a broader historical context for the landscape components, specifically in relation to Caldwell's vision for the "City in a Garden" design concept, under which the Indian Room, Veranda Rooms, and Bridge Complex were constructed. A CLR would also identify, assess, and provide treatment recommendations for other landscape resources significant to Caldwell's vision and influence, such as the ledge garden, council rings, and landscape features associated with the log cabin pavilion at the southern portion of the park.

Stone

- Repairs at Wall.
 - Crack Repairs. Repair cracks wider than 1/16 inch in the stone at walls and copings. Repair should include installation of an appropriate cementitious grout, compatible with the stone and detailed to match the adjacent surface. Hairline cracks do not require repair. If a crack is active (accommodating movement), sealant may be considered for repair; however, sealant crack repairs can be visually intrusive and should be used only where necessary to accommodate movement. These repairs should be detailed to be as unobtrusive as possible. Non-staining sealants matching the color of adjacent mortar should be used; sand can be broadcast into the wet sealant to further conceal the repair. Sealant should not be used for repair of non-moving cracks.

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- Small Chips and Spalls. Shallow spalls and chips less than 2 inches square do not require repair unless failure to perform the repair will impact the management and flow of water across the building, such as at some portions of cornice units. At highly visible locations on the walls, consideration can be given to redressing the stone at spall locations. Redressing may vary depending upon the location of the stone. At some locations, redressing may include removal of loose material and retooling with a rock-faced finish to facilitate water runoff. For carved stone units, retooling may include re-establishing a decorative carving or combed texture along the edge of the stone.
 - Large Incipient Spalls and Areas of Unsound Material. Remove areas with large incipient spalls or unsound material and replace with new matching stone units or dutchman units as appropriate, depending on the size of the repair at all three buildings. Stone coping units with multiple cracks and spalls may require replacement with new stone units. The new stone should match the color, texture, and pattern of the existing stone. Consideration can be given to redressing areas with large shallow spalls.
 - Pitting. Naturally occurring pits in the stone do not require repair.
 - Repairs at Mortar Joints.
 - In general, the mortar at joints between stone units is intact and does not require comprehensive repointing. Localized repointing should be performed to address deteriorated, eroded, or open mortar joints. For all of the buildings and built landscape features, the repointing should use a compatible mortar. Tool the mortar with a concave joint profile. Do not feather the mortar into the texture of the stone.
 - Coping Units. Joints at the stone coping units should be repointed using a mortar compatible with the stone. Stone coping units at parapet walls and chimney caps were observed to be open and were often associated with cracking in the field of stone units below. As part of the repair, cracked stone units should be treated as described above, and cracked mortar joints repointed.
 - Stone Deterioration. At a few locations, the stone adjacent to mortar joints exhibited surface erosion and spalling. The condition suggests that the mortar at some locations may be harder than the stone. Consideration should be given to performing petrographic examination of the mortar and stone to identify an appropriate repointing mortar.
 - Repairs at Stone Mantels and Surrounds. Despite being cracked, stone mantels above interior and exterior fireplaces are supported on steel lintels, are secured in place, and do not present an immediate safety hazard.
 - Interior Fireplace. Cracking and spalling of mantels at interior fireplaces is likely the result of differential thermal expansion and contraction between the stone and steel lintel that occurs when the fireplace is used. The condition will remain active as long as the fireplace remains in use. Repairs are not required. However, if for aesthetic reasons the park would like to perform repairs, treatment may include installation of a tinted grout within the open crack at the mantel. This would be a short-term repair that would likely have a service life of a few years before it would need to be replaced. In addition, the open mortar joints above the mantel could be repointed and cracked stone units treated, as outlined above.

- Exterior Fireplaces. The cracking and spalling of the stone mantel at the exterior fireplaces of the Veranda Rooms and Bridge Complex appear to be associated with a combination of factors. In addition to the differential properties of thermal expansion between the lintel and stone, the steel lintel that supports the stone lintel and the embedded steel reinforcing are susceptible to corrosion. Repairs to the exterior stone mantels would include removal and salvage of existing stone mantel units to expose the steel lintel support and embedded steel plates. Steel lintels should be cleaned, primed, and painted. Corroded steel plates should be removed and replaced with new steel that is protected against corrosion. For lintels and reinforcing steel that is encased in concrete, the deteriorated, cracked, and unsound concrete should be removed. Once exposed, the reinforcing should be cleaned, primed, and painted, and new concrete installed. Following steel repairs, the existing stone mantel should be reinstalled. Because of existing cracks in the mantel stone, the stone may be broken (or may break during removal) into multiple pieces. Depending upon the location of the cracks, the original stone may be salvaged or replaced with a new stone lintel to match the original.
- Interior and exterior fireboxes with displaced, cracked, debonded, or missing firebrick should be repaired. Repairs would include removal of loose and damaged material and replacement with new firebrick set in mortar.
- Repairs at Dry-Laid Stone Retaining Walls.
 - Areas of bulged and displaced stone at retaining walls were observed near the top of retaining walls under the north terrace. Repairs were performed at the north terrace within the past 15 years that included installation of a thick concrete topping slab. It could not be determined from our visual observation whether the observed bulging and displacement was active or stabilized due to the repairs at the terrace decking above. Routine seasonal monitoring should be performed at the north retaining wall to determine if the observed distress condition is active and requires stabilization or repair. Repairs, if required, may include localized rebuilding of the retaining wall and may also include localized replacement of the terrace decking and guardrail.
 - Separation and widening of the vertical joint between retaining wall sections was observed at the south terrace. The open joint aligns with the edge of the concrete terrace slab and a crack in the concrete paving above. Routine seasonal monitoring should be performed at the location to determine if the observed distress condition is active and requires stabilization or repair. Repairs, if required, may include partially packing large voids between stone units with mortar, installing pin or anchor repairs, or localized rebuilding. Rebuilding of portions of the retaining wall may require localized replacement of the terrace decking and guardrail.
 - Cracked stone units were observed throughout the retaining wall. At a few locations, including at the north cheek wall along the archway stair, a cracked stone unit was observed to be displaced, indicating movement in the wall system that is not accommodated. Routine seasonal monitoring should be performed at the cheek wall to determine if the observed distress remains active and requires stabilization or repair. Repairs, if required, may include localized rebuilding of the cheek wall and may require localized removal and rebuilding of the stone partial-height parapet wall above.

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- Cut back large rooted plants and trees growing at joints between dry-laid stone units, including complete removal of root systems. Where roots cannot be removed without significant distress or dismantlement of the stone units, the plant material should be cut back and not allowed to regrow. Consideration may be given to targeted treatments of plants that are not harmful to the stone, or surrounding landscape, and could slowly decompose the stump until it can be safely removed.
 - Repairs at Parapet Walls and Terraces
 - Parapet Wall Collapse Repair. The portion of the stone parapet wall along the stone promenade that has partially collapsed should be dismantled and rebuilt. Rebuilding would include removal of the stone units to the foundation, shoring of adjacent portions of the parapet wall, and rebuilding to match the historic appearance. This portion of the wall includes a vertically oriented stone coping unit, around which a cementitious parging should be installed to facilitate the shedding of water away from the top of the wall. Displacement at the adjacent stone paving should also be addressed as part of the repairs. Prior to dismantling, the stone units and construction should be documented. During dismantlement, stone units should be labeled for reinstallation.
 - Displaced Stone Paving. Localized displacement of the stone paving typically occurs along the edges of terraces and promenades and is an indication of water infiltration. Slightly displaced paving units do not require repair. Larger areas of displaced stone paving and those localized areas that may present a tripping hazard should be repaired. Prior to repairs, conditions should be evaluated to identify potential sources of water infiltration or other mechanisms of distress that may have contributed to the displacement. Once repairs have been performed to address the source of distress, repairs should also be performed at the paving, which may include removal and salvage of the stone pavers, repair or replacement of the sand or concrete substrate, and reinstallation of the mortar-set stone pavers.
 - Repairs at Stone Paving and Stairs
 - Shallow Chips, Spalls, and Areas of Erosion. Shallow spalls, chips, and eroded areas less than 1-1/2 inches in depth do not require repair unless failure to perform the repair will cause a significant tripping hazard. At highly visible locations, consideration can be given to redressing the stone at some locations to provide a more even surface.
 - Deep Erosion. Areas of stone erosion and chips deeper than 1-1/2 inches may present a tripping hazard and should be addressed. Repair would include removal of the portion of the stone paver that is significantly eroded and installation of a new stone paver unit to fill the area of removal. The new stone material should match the color, size, and texture of the adjacent stone pavers.
 - Large Spalls. Large spalls at the stone pavers and stairs are typically associated with embedded steel anchors from guardrails. As part of the repair, the guardrails should be removed and cleaned, primed, and painted. Repair would include removal of unsound stone and installation of a new matching stone units or dutchman unit as appropriate, depending on the size of the repair. The new stone should match the color, texture, size, and pattern of the existing stone paver. Guardrails may be reinstalled using stainless steel anchors or sleeves.

- Open Joints. Repoint open joints between stone paving and stair units. At joints between dissimilar materials or at transitions between the paving and walls, consideration should be given to installing a non-staining sealant to accommodate movement. As discussed above, the visual effect of sealant should be considered in determining whether it will be used at these locations.
- Clean the stonework to remove efflorescence, organic growth, animal nests, animal waste, and general soiling. Cleaning products should be selected based on field trials, with preference given to the gentlest means of cleaning that is effective in removing deleterious materials. Potential cleaning methods may include chemical cleaners such as biocides and mild detergents, or water misting techniques. Water used for rinsing should be applied at low pressure, not to exceed 200 psi, and include appropriate nozzles and gauges to control the water pressure. Products containing strong acids such as hydrochloric acid or hydrofluoric acid should not be used on these buildings, as these acids can damage masonry and concrete, and are harmful to persons, animals, site features, and the environment. Before and after the cleaning trials, the substrate should be examined petrographically with a field microscope to identify any potential damage to the substrate. Cleaning trials should be performed at discrete and representative areas for each building material including stone, stucco, and wood, as the effectiveness of the cleaning methods may differ for each substrate. Based on the trials, one or more cleaning systems and methods of application may be recommended for the buildings. The gentlest effective cleaning systems should be selected. Aggressive abrasive systems (e.g., sandblasting) should not be used, as these systems would damage the substrates. Proprietary microabrasives, which use very fine particulates applied at extremely low pressures, may be considered based on trials; however, these systems are likely not necessary based on the type and extent of soiling observed during our assessment.

Concrete

- Spalled, unsound, and cracked concrete at the projecting balcony of the Bridge Complex should be removed and replaced. The repair would include saw-cutting areas of unsound concrete square; cleaning, priming, and painting the reinforcing steel; and installing a new concrete patch. The new concrete should match the original concrete in texture and finish.
- Loose and spalled concrete at floors should be removed, the concrete cut square and to a uniform depth, and a new concrete patch installed to match the color and finish of the existing concrete floor.
- Hairline cracks in the concrete less than 1/16 inch wide, such as those at the floor of the Veranda Rooms, do not require repair. Cracks wider than 1/16 inch should be routed out and filled with mortar.
- Missing drain strainers at concrete floor areas should be replaced with new strainers to match the historic units.

Wood Structure

Conditions observed at the wood roof structures at the Veranda Rooms and Bridge Complex will require further investigation and evaluation and are high priority repairs.

- Veranda Rooms Building Roof Framing Repairs.
 - Active water leakage was detected at the wood framing below the east dormer of the Veranda Rooms. High priority should be given to performing an investigation to identify the source of water infiltration. Potential sources of water infiltration could include open or unsealed joints around the electrical conduit that penetrates the roof system, open or reverse lapped joints in the aluminum cladding at the dormer window, breaches in the sheet metal roof flashing, or other discontinuities in the roofing and flashing system. The investigation would be intended to identify the source of leakage so that appropriate repairs can be developed.
 - Evaluation of Previous Repairs. Active water infiltration at the wood framing members may have compromised previous steel repairs. As part of an investigation, the condition of the existing wood framing and supplemental steel saddle repair along the east side of the Veranda Rooms should be evaluated. Based on the conditions observed on site, repairs may be required to stabilize and repair the wood beam and rafters.
- East Room Wood Framing Repairs.
 - The wood posts that frame the walls of the east room and the wood girders that span across the east room and bear on the wood post exhibit splitting along the member. In some instances, the split wood structural members exhibit bowing, sagging, and displacement. The roof system was replaced in 2021. It could not be determined from our visual assessment whether the distress conditions are active or may have been addressed as part of the recently performed roof replacement.

Wood roof framing members with splitting that extends the full depth of the wood member should be monitored seasonally to determine if the distress condition is active. High priority should be given to performing an engineering study to document the existing roof structure, identify other distressed conditions that may contribute to the long-term performance of the roof framing, and evaluate the potential need for stabilization or repair. Potential repairs may include reinforcing existing wood framing members or installation of ties.
- Bridge Deck.
 - Wood deck framing at the bridge deck should be monitored. The conditions observed at the deck indicate weathering of the wood but are not indicative of structure failure. Repairs are not required at this time.

Wood

- Remove deteriorated wood members at terrace and balcony guardrails and replace with new wood members to match the existing. New wood members should be primed and painted to match the existing. Clean localized areas of guardrails of biological growth.
- Remove deteriorated wood trim and decorative elements and replace with new wood dutchman units. The dutchman units should match the existing wood in profile and be primed and painted to match existing. Prior to replacement of the trim, the condition of the underlying plaster, stucco, or wood framing should be evaluated and repairs made to provide a sound substrate.
- Open joints were observed between the wood post framing and the stucco-clad walls at the Bridge Complex. The joints should be sealed on the exterior and interior face with backer rod and sealant.

- Replace decorative wood trim at the Juliet balcony in the Indian Room, where missing. The new trim should match the existing wood in profile and be primed and painted to match existing.
- As part of cyclical maintenance, touch up or recoat wood with damaged or peeling paint coatings, where present, to provide an intact paint coating to protect the wood elements from decay. As part of this work, scrape partially debonded areas to reach an intact surface, and prime areas of bare wood prior to repainting.

In some cases, the irregular build-up of paint layers on historic wood elements may be aesthetically objectionable, interfere with the proper adhesion of new paint coatings, or include older coating layers that contain lead or other heavy metals. In this case, all paint layers may be removed using a chemical stripper, down to bare wood. Following any required wood repair or replacement, the wood surface should be primed and painted.

Windows

- In general, the windows at all three buildings are in fair to good condition. As windows continue to weather, deteriorated wood window sash should be repaired. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash removed and replaced with new wood dutchman units and epoxy. Window sash should be adjusted and joinery reinforced so that frames are square. Repairs can be performed on windows at all three buildings, as conditions indicate. Based on our survey, the wood-framed screen windows at the east elevation of the Veranda Rooms and the window screens at the east elevation of the Indian Room exhibit the most distress. Displaced window sashes were also observed at the Bridge Complex.
- Deteriorated window components, such as missing screen stops, deteriorated wood sills and mullions, and broken glass lights, should be removed at all three buildings. Severely deteriorated wood window components should be replaced with new dutchman units or replacement components to match the original. Broken glass lights and torn window screens should be replaced with new glazing to match the original.
- The existing dormer windows at the Veranda Rooms have acrylic glazing with no apparent window frame. The acrylic glazing should be removed and replaced with a new wood-framed window system. The new window should include a frame, dividing mullions, and glass glazing. The window system should be secured to the existing wood-framed opening and the perimeter joints sealed with backer rod and sealant.
- Non-original screens at the restroom addition of the Indian Room should be removed and replaced with new screens, one per sash. The new screens should be mounted to the individual window sash and allow the casement sash to be operable.
- At a couple of locations, specifically at the Veranda Rooms, open joints were observed between the window frames and adjacent wall system. Open perimeter joints at windows should be treated with backer rod and sealant.

Doors

- In general, the wood-framed doors are in serviceable condition and should be retained, with repairs as necessary. Repairs would include the following:

- As they continue to weather, deteriorated wood doors leaves and frames should be repaired. As part of repairs, the door leaves should be removed, deglazed, and the deteriorated portions of the leaves removed and replaced with new wood dutchman units and epoxy. Door leaves and frames should be adjusted and joinery reinforced so that frames are square. Repairs should be performed on doors at all three buildings, as conditions indicate. Based on our survey, the entrance doors at the Veranda Rooms exhibit the most distress.
 - Refinish or repaint the doors to match the existing and reinstall.
 - Salvage and reuse all original hardware where possible or should be based on archival documentation, if original hardware is not evident and sympathetic to the historic character of the structures.
- Non-original doors that are severely deteriorated and may be beyond repair should be replaced. Some of the wood doors are replacement doors that may not match the original door design but are sympathetic to the historic character of the structure. Where there is sufficient information available to replicate the original door, consideration should be given to replacing deteriorated non-original doors with doors replicating the original. If sufficient information about the original door is not available, doors should be replaced in-kind, sympathetic to the historic character of the structures.

The non-original steel-framed door at the lower level of the Bridge Complex exhibits severe corrosion and full section loss. The door and frame should be replaced.

Roofing

The roofing at all three buildings has been replaced within the last fifteen years and is in good condition. All three buildings have a wood shingle roofing system consistent with what appears in archival documentation. All of the buildings also feature aluminum sheet metal roof hip ridges that are painted red. The Veranda Rooms also has a sheet metal flashing along the main roof ridgeline. It appears that the painted red flashings were first installed when the Veranda Rooms was reroofed in 2009 and were intended to match the color of the exposed wood framing that was painted red. The flashings at the other buildings were to match the Veranda Rooms roof. The wood framing has been restored to its historic dark brown color.

Based on review of archival documents, the buildings originally had wood shingles along the roof ridge. However, archival photographs suggest that the roofs at all of the buildings were replaced within the first fifteen years. The replacement roof included sheet metal flashing at the roof hip, the historic profile of which appeared to be mostly rectangular with a center ridge, similar to what is present at the Indian Room and Bridge Complex. Gutter outlets at the Bridge Complex currently consist of extruded rectangular downspout elbows that direct water away from the building. The original gutter outlets appear to have used circular pipe.

The existing roof systems should be maintained for their remaining serviceable life. When replacement of the roof is necessary, consideration should be given to using more historically appropriate construction materials at the flashing, such as copper. Wood shingles could be used at the ridges of the replacement roof to match the original construction, or, if a ridge flashing is desired, a sheet metal flashing with a rectangular profile and center ridge could be used, to match the profile of the first replacement roof, which was installed early in the life of the structures. As part of a roof replacement project, roofing work

should be coordinated with repairs to the wood fascia, stucco soffit, and recessed light fixtures set in the soffit.

The existing roofing systems should be maintained. Maintenance would include the following:

- Replace of backer rod and sealant along the edge of sheet metal flashings and at regletted joints.
- Clean localized portions of the Vernada Rooms and Bridge Complex roofs with a biocide to remove heavy deposits of biological growth.
- Touch up paint at wood fascia where peeling and flaking. Repainting would include removal of the existing loose paint, light sanding of the painted surface, and application of a new primer and paint to match the color of the existing paint finish. Repair areas of deteriorated wood, where present, prior to repainting.
- Replace localized wood shingles where displaced or missing.

Stucco

- Open joints between stucco-clad roof eave and the stone wall of the Indian Room and Veranda Rooms should be treated with backer rod and non-staining sealant. The sealant should be installed as a continuous joint and carefully tooled to fill the irregular joint profile so that excess sealant is not smeared across the face of the stone.
- Debonded and deteriorated stucco as well as areas of previous stucco repair and areas where the stucco is missing should be repaired. Repair would include removal of the existing unsound stucco, cutting of the stucco to create rectilinear edges, installation of new metal lath onto the historic lath, and application of a new stucco patch. The stucco should have a finish and paint coating to match the adjacent stucco.
- Cracks in the stucco under 1/16 inch wide do not require repair. Cracks wider than 1/16 inch should be cleaned and filled with backer rod and paintable sealant. The repair should be painted to match the adjacent stucco.

Plaster

- Cracked, damaged, debonded, and deteriorated plaster and areas where the plaster is missing should be repaired. Repair would include removal of the existing unsound and damaged plaster, cutting of the plaster to create rectilinear edges, repair of the existing wood lath and installation of new metal lath onto the repaired lath, and application of a new plaster patch. The plaster should have a finish and paint coating to match the adjacent plaster.
- Cracks in the plaster under 1/16 inch wide do not require repair.

Furniture

- The wood furniture at the Indian Room should be restored. Restoration would include partial dismantlement of the two benches at the fireplace to repair deteriorated wood members at the bench base. The top rail of the bench should also be remove to reset the vertical spindles. As part of the restoration, the benches should be primed and repainted.

- Remove the non-original wood handrail at the stair in the Indian Room and replace with a new wood handrail that matches the original profile and is set with concealed anchors.

Murals

The murals were restored circa 2011 and remain in good condition. Staining at the wood framing appears to be associated with moisture from condensation that forms on the interior face of the acrylic glass covering the mural. Condensation forming on the clear acrylic glass collects at the bottom portion of the frame, specifically near anchor attachments where the acrylic glass is tight against the wood frame.

Treatment of the murals would include the following:

- Remove the acrylic glazing covering the murals and reset with a rubber washer, creating a continuous space between the wood framing and acrylic glass.
- While the acrylic glass covering is off, clean the wood frame of white deposits and staining.
- Consideration may also be given to installing blinds or shades at the balcony doors that may be contributing to the formation of condensation caused by solar radiation heating the cold mural glazing during winter months.

Electrical and Lighting Fixtures

In general, original light fixtures should be retained and repaired. Many of the original light fixtures within the Veranda Rooms and Indian Room have been removed. Where sufficient archival documentation is available, missing light fixtures should be replicated and installed. Where replication is not feasible, the electrical junction boxes should be capped or new light fixtures installed of a material, design, type, and size that is sympathetic to the original.

Double ballast fluorescent light fixtures at the Veranda Rooms and Indian Room are not sympathetic to the historic character of the structures. It is recommended that the non-original fluorescent lights are replaced with new fixtures that replicate the original fixtures, if archival documentation is available, or are sympathetic to the historic pendent style lighting. As described in the *Physical Description* section above, some archival documentation was identified for the pendent light at the Indian Room. Similar consideration should be given to the lighting at the upper balcony of the Indian Room; however, in addition, the location of the light fixture should be shifted to match the original, which was centered on the recessed nook. Historic wall-mounted lanterns at the Indian Room should be restored. Exterior light fixtures, mounted to wood posts at the recessed vestibule of the restroom wing of the Indian Room, were previously removed. Consideration should be given to restoring the lights.

At the Bridge Complex, replica wood light fixtures present at the bridge should be maintained. Non-original lighting, such as the sconce fixtures with LED lights at the private dining room, should be replaced with new fixtures that are sensitive to the historic character of the building.

At the Veranda Rooms, the existing electrical panel may be over fifty years old, beyond what is considered an anticipated service life for an electrical service panel. Although there are no indications that the existing electrical panel is inadequate, consideration could be given to replacing the panel. The panel at the Bridge

Complex and Indian Room appear to have replaced within the last twenty-five years and adequately sized to meet the existing electrical loads. The existing electrical panels at the Indian Room and Bridge Complex could likely support additional lighting, recommended under the lighting section above, but should be evaluated further when an expanded lighting plan and scope have been developed. Improvements to the electrical system should comply with the 2023 National Electrical Code (NEC).

Plumbing and Fixtures

The existing plumbing at the Indian Room was installed circa 2005 and appears to be in serviceable condition. Based on review of the original construction drawings and the conditions observed on site, the plumbing system was designed to support the existing fixtures.

Mechanical System

The structures currently do not have active heating, cooling, or ventilation. At this time, we understand that the City of Dubuque does not intend to add mechanical systems to the structures.

Fire Protection

Installing a fire alarm system in the building is recommended. Since these are historic buildings and include fireplaces, a commercial-grade fire alarm system should be provided with heat detection in each room. As the buildings are not mechanically conditioned year-round, heat detectors should be used instead of smoke detectors. These systems would be wired to the existing electrical system.

Accessibility

The buildings, constructed in the 1930s, are not required to meet current requirements for accessibility as outlined by the Americans with Disabilities Act (ADA) in the *2010 ADA Standards for Accessibility* and the Architectural Barriers Act (ABA) in the *2015 Architectural Barriers Act Standards*. However, we understand that the City is interested in identifying potential options for universal design to improve access to the buildings and to provide persons with disabilities with experiences equivalent to those of able-bodied persons. The standards outlined by the ADA and ABA documents include guidelines for providing accessible routes, including compliance requirements for walking surfaces, ramps, and curb ramps. The ADA standards also state that existing historic structures, such as the Caldwell buildings at Eagle Point Park, may have exceptions to the standards, such as a slight increase in the slope of short lengths of ramps to meet the spirit of the standards without resulting in significant alterations to the historic building.

Considering the overarching treatment approach of preservation, Figure 521 shows a schematic plan for improving access across the site and within buildings while maintaining historic integrity. The plan relies on the existing non-original concrete and original stone-paved walks and identifies approaches for developing accessible routes while preserving the historic material. Conceptually, the schematic design is intended to be minimally intrusive to the existing original material, such as the stone-paved walks, by using surface-mounted ramps to navigate stepped terraces, raised construction, and door thresholds. Ramps would likely include wood-framed systems installed on the existing stone or concrete paving in a

manner that would not damage or accelerate deterioration of the historic material. More extensive alterations, such as installation of curb ramps, regrading, and replacement, would be focused on areas with non-original concrete walks.

Other approaches could be considered for improving accessibility across the site, beyond the preservation approach outlined below and depicted in Figure 521. However, these other approaches would likely require more intervention and have a more significant impact on the buildings and site. The schematic design is intended to depict how site access could be improved with minimal interventions and to identify those locations where universal access, if desired, may require more significant alterations that may impact the historic character and integrity of the site. The schematic design can assist in framing the objectives for future studies and repair projects associated with site access. A separate and detailed study should be performed of the site to identify the potential accessibility options. The study would likely include a topographic review of the site; define objectives as to what features the City would like to provide access; review codes relevant and applicable to the specific project; and evaluate different design options and their impact on the historic site.

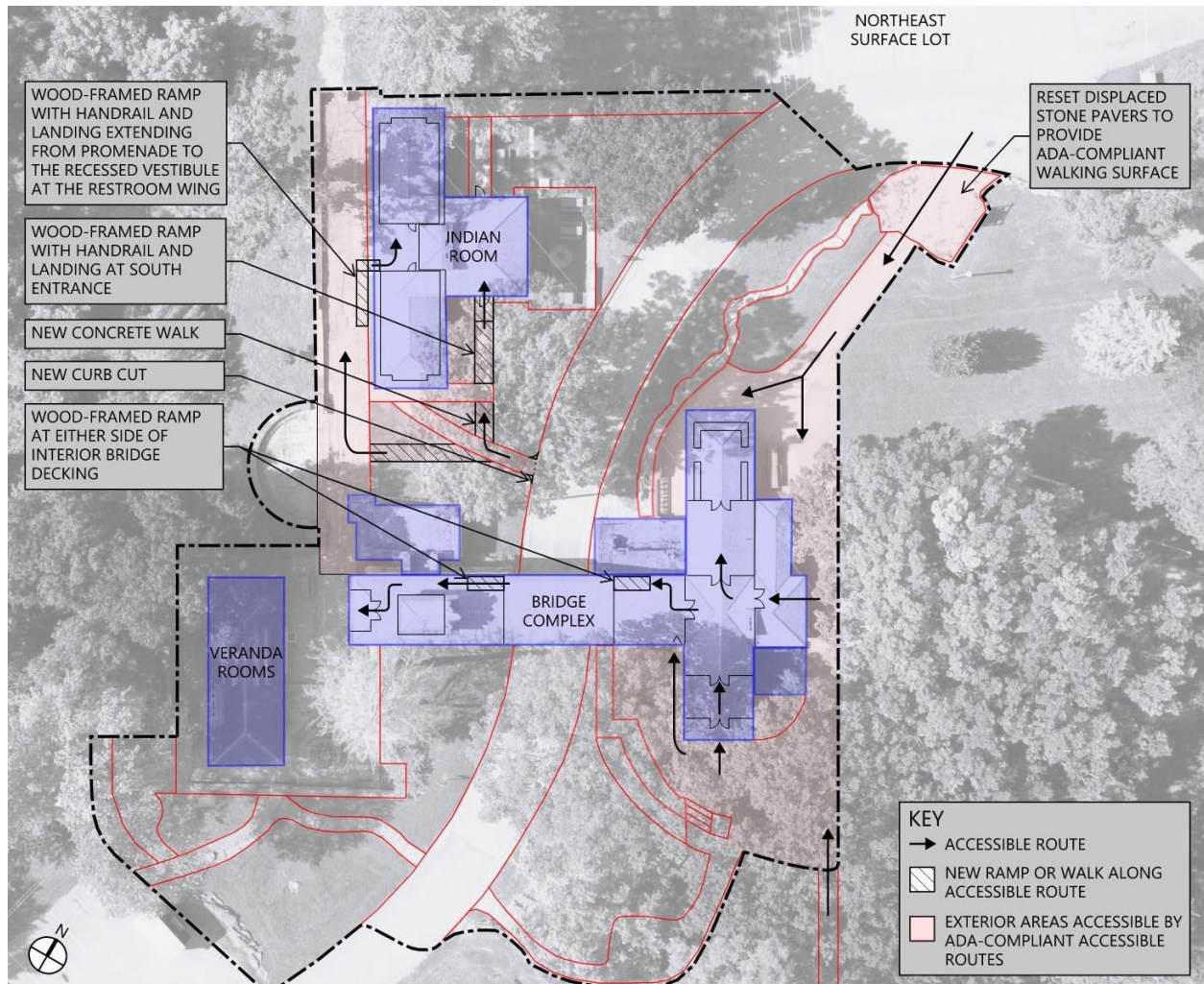


Figure 521. Schematic plan depicting a means for improving site accessibility without impacting the historic integrity.

Schematic Design Narrative

Using the existing non-original concrete walks and original stone walks, accessibility in and around the site could be significantly improved through some slight modifications and installation of removable ramps. At present, there is an asphalt-paved surface lot to the northeast of the site. A concrete walk with a stone apron extends from the northeast parking lot to the main entrance at the east pavilion of the Bridge Complex. With some localized resetting of historic stone pavers, the walk could comply with the ADA standards. A concrete path extending from the open-air pavilion to the south also provides an accessible route to the east pavilion.

An accessible route at the west half of the site could provide access to the Indian Room, restroom wing, and the stone promenade. The accessible route would include a new concrete walk with curb ramp that extends from South Gate Road to the stone promenade. The path, located north of the west pavilion of the Bridge Complex and south of the Indian Room, would provide access to a wood-framed ramp with

handrail and landing that would extend to the south entrance of the Indian Room. A wood-framed ramp with handrails and landing could also provide access from the stone promenade to the restroom wing. This route would require replacement of a portion of the existing non-original concrete walk as well as reversible modifications to the historic stone-paved walks. This route would provide access to the raised terrace at the entrance to the restrooms that are currently not accessible to some persons with limited mobility. However, the path to the restroom doors is partially obstructed by a stone bench and does not provide sufficient clearance to comply with ADA standards. Significant alterations would be required to make the door opening ADA compliant.

Because of the terraced steps, the Veranda Rooms cannot be accessed without significant impact to the historic fabric of the site. If an ADA-compliant accessible route is desired, consideration could be given to altering the historic stone path at the south end of the site to provide access to the terrace and Veranda Rooms. The stone terrace at the Bridge Complex would also not be accessible without significant alterations to the site. An accessible route could be obtained by rebuilding the existing stone walk at the south end of the site to be ADA-compliant and installing a new concrete walk that extends to the stone terrace. Both of the approaches outlined above would require removal of historic material and changes to the original design.

At the Bridge Complex, ADA-compliant exterior entrances are located at the main east entrance, the south entrance to the private dining room, and at the bi-fold door accessed from the south terrace. Once in the Bridge Complex, interior doors are adequately sized to allow for access between rooms. The wood framing for the bridge deck is raised approximately 6 inches above finish floor. Wood-framed ramps could be installed at either side of the bridge decking to allow for persons to access the west room and west balcony. ADA-compliant access to the sunken fireplace at the west pavilion and to the second floor overlook at the Indian Room cannot be provided without significant modification of the interior space.

Additional Studies

- **Material Studies.** Sampling and laboratory studies of historic and original materials may be performed to assist in development of repairs and treatments. Studies may also include field trials of certain repairs to evaluate appropriate treatment approaches. These studies and trials may include the following:
 - **Stone Evaluation.** Petrographic examination of the existing stone to evaluate its condition and to inform understanding of the distress conditions observed. This evaluation, which would be performed in the field and with small samples in the laboratory, can also assist in identifying appropriate repair materials and treatment approaches.
 - **Mortar Analysis.** Petrographic and chemical analysis of the existing and historic setting mortars. There are isolated instances where the stone adjacent to the mortar has deteriorated, potentially indicating that the mortar is harder than the stone. Material analysis will assist in characterizing the mortar and in identifying an appropriate repair material.
 - **Cementitious Floor Coating.** The thin cementitious floor coating at the Veranda Room has colored aggregate and has been painted either red or green. Materials analysis of small samples will help assist in identifying if the floor finish is original to the building.

- Cleaning Trials. Field trials and evaluation of potential products and procedures for cleaning the limestone on the building.
- Hazardous Material Assessment. Sampling of materials throughout the building, including the coatings and finishes on wood framing, trim, and stucco as well as samples of sealant to identify asbestos-containing materials, lead, and other potentially hazardous materials. This information would help inform treatment recommendations.
- National Register Amendment. Based on the determination of State-level significance by the Iowa SHPO, it is recommended that the existing Eagle Point Park Historic District National Register nomination be amended to reflect the change in significance level. (The National Register nomination documentation indicates a Local level of significance.) The amendment would include additional information about the district and its significance at a State or potentially National level. The amendment could also include a more extensive history of the three Caldwell-designed structures and landscape features, provide an insightful description of the architectural merits of the design and workmanship, discuss the events and personalities associated with the park, and identify the influence the park and architects had on the broad patterns of history. Themes of importance may include the unique craftsmanship and design of the structures, the development and influence of Caldwell's "City in a Garden" plan, the influence of the Eagle Point Park project on a young Caldwell, and the impact of Caldwell's work on the broader architecture and landscape architecture community.

As part of the amendment, the period of significance could be reviewed and, based on the historic context presented, either extended or divided into additional sub-periods, appropriate for the significant resources within the park. An amendment to the nomination would also allow additional review by the Iowa SHPO, including consultation on a possible National level of significance for the historic district.

Caldwell, who later worked for the Chicago Park District, designed the landscapes for other well-known sites also listed in the National Register including Promontory Point in Burnham Park, Chicago; Riis Park, Chicago; various improvements to Lincoln Park, Chicago, including the Alfred Caldwell Lily Pool; and Lafayette Park in Detroit, Michigan. The latter two are also listed as National Historic Landmarks.

Following preparation of the amendment to the National Register nomination, consideration could be given to pursuing National Historic Landmark status using the research and context established for the National Register nomination and amendment.

OPINION OF PROBABLE COSTS

The opinion of probable costs identifies repair approaches to address the recommended repairs and treatments, outlined above, and separates them by building and structure. The repairs are based on the overarching treatment approach of **Preservation** which allows for stabilization and maintenance of the existing buildings and structures in their current condition. In addition to line items for treatments and repairs, the opinion of probable costs includes architectural fees for design and construction period services, a construction contingency, and a design contingency that will be part of the construction costs. These are included as a percentage of the estimate repair costs. The opinion of costs is based on

conditions and pricing relevant to 2025. It is recommended that, for budgeting purposes, the opinion of probable costs be regularly revised to reflect current construction costs and any changes to the anticipated scope of work.

Consideration may be given to prioritizing and phasing repairs, as outlined above, to address high priority items. High priority issues include structural evaluation and repair of the deteriorated wood roof framing at the Veranda Rooms, evaluation and repair of the wood framing at the Bridge Complex, and evaluation of displacement at the dry-laid stone retaining walls. These items should be addressed within the next two years. On the opinion of probable costs, high priority items have an asterisk and have been highlighted. Below is a summary of the high-priority repairs with the tasks associated with each repair estimated opinion of probable cost for each:

- **Veranda Rooms.**
 - Perform an investigation to identify the source of water infiltration, document existing conditions, and evaluate the structural integrity.
 - Develop repair documents to address conditions identified during the assessment.
 - Perform repairs to the roof, dormer, wood structure, and interior plaster. For budgeting purposes, we assume that roof repairs will be limited to the area around the east dormer. If, upon investigation, more extensive roof repairs are required, it may be recommended that the building be reroofed. The budget should be re-evaluated after the scope of work has been defined by the investigation.
 - Opinion of probable costs (including A/E fees, contractor fees, and contingency): \$175,000.
- **Bridge Complex.**
 - Perform an investigation to document existing conditions and evaluate the structure.
 - Develop repair documents to address conditions identified during the assessment.
 - Perform repairs to the wood structure. We do not anticipate extensive roof repairs and do not include them in the budget. However, upon further investigation, localized roof repairs may be recommended. The budget should be re-evaluated after the scope of work has been defined by the investigation.
 - Opinion of probable costs (including A/E fees, contractor fees, and contingency): \$90,000.
- **Retaining Wall.**
 - Perform an investigation to evaluate the extent of bowing and displacement at the stone retaining wall.
 - Install gauges to monitor and evaluate potential movement, if condition is active.
 - Opinion of probable costs: \$10,000.
 - Following the initial investigation and monitoring, an appropriate scope of work can be developed for repair of the retaining wall to be included as part of exterior envelope repairs.

The remaining treatments and repairs can be performed as part of an exterior envelope repair project, to manage issues required to permit the continued use of the buildings, and as part of cyclical maintenance.

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APPENDIX A. OPINION OF PROBABLE COSTS

EAGLE POINT PARK- OPINION OF PROBABLE COSTS											
16-Apr-25											
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS Wiss, Janney, Elstner Associates, Inc.											
DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM		VERANDA ROOMS		BRIDGE COMPLEX		SITE	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
General Conditions											
	Mobilization (scaffolding, site access, storage, permits, fencing, canopies, and management fees)	Ranges	Per Construction Phase	1	\$14,509.00	1	\$41,382.00	1	\$44,647.00	1	\$16,088.00
				SUBTOTAL	\$14,509.00	SUBTOTAL	\$41,382.00	SUBTOTAL	\$44,647.00	SUBTOTAL	\$16,088.00
Site Treatments											
	Cultural Landscape Report	\$100,000.00	Lump Sum	0	\$0.00	0	\$0.00	0	\$0.00	1	\$100,000.00
	Replica of historic wood lamps throughout site	\$1,000.00	Per Lamp	0	\$0.00	0	\$0.00	0	\$0.00	10	\$10,000.00
				SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$110,000.00
Additional Investigations, Exploratory Openings, and Preparations Prior to Construction											
	Mortar Analysis	\$7,500.00	Lump Sum	1	\$7,500.00	1	\$7,500.00	1	\$7,500.00	0	\$0.00
	Assesment and monitoring of potential displacement at retaining walls*	\$10,000.00	Lump Sum	0	\$0.00	0	\$0.00	0	\$0.00	1	\$10,000.00
	Investigate water leakage at the Veranda Rooms*	\$17,500.00	Lump Sum	0	\$0.00	1	\$17,500.00	0	\$0.00	0	\$0.00
	Structural assessment of existing conditions at Veranda Rooms and Bridge Complex*	\$17,500.00	Lump Sum	0	\$0.00	1	\$17,500.00	1	\$17,500.00	0	\$0.00
	Historic Material Analysis (stone, paint, cementitious floor coating)	\$2,500.00	Lump Sum	2	\$5,000.00	1	\$2,500.00	2	\$5,000.00	0	\$0.00
	Hazardous Material Assessment (lead and asbestos)	\$500.00	Lump Sum	2	\$1,000.00	2	\$1,000.00	2	\$1,000.00	0	\$0.00
				SUBTOTAL	\$13,500.00	SUBTOTAL	\$46,000.00	SUBTOTAL	\$31,000.00	SUBTOTAL	\$10,000.00
Stone Repairs											
	Crack repairs at individual stone units	\$15.00	Units	25	\$375.00	25	\$375.00	75	\$1,125.00	0	\$0.00
	Redress/retool stone	\$20.00	SF	6	\$120.00	8	\$160.00	16	\$320.00	16	\$320.00
	Dutchman repair of stone	\$200.00	Each	8	\$1,600.00	6	\$1,200.00	16	\$3,200.00	0	\$0.00
	Remove cracked and deteriorated coping unit and replace with new.	\$690.00	Each	0	\$0.00	0	\$0.00	6	\$4,140.00	8	\$5,520.00
	Repoint mortar joints at field of wall and at chimney caps	\$75.00	LF	50	\$3,750.00	60	\$4,500.00	150	\$11,250.00	0	\$0.00
	Repoint at stone paving units	\$75.00	LF	50	\$3,750.00	0	\$0.00	20	\$1,500.00	0	\$0.00
	Seal/repoint joints at copings, ledges, and upward-facing surfaces. Broadcast sand into sealant joint.	\$15.00	LF	150	\$2,250.00	60	\$900.00	350	\$5,250.00	250	\$3,750.00
	Repair stone and steel lintels at exterior fireplaces including cleaning, priming, and painting of lintels; replacement of corroded steel features; and reinstallation of stone mantels.	\$9,600.00	Each	0	\$0.00	1	\$9,600.00	0	\$0.00	0	\$0.00
	Rebuild brick firebox	\$3,000.00	Each	0	\$0.00	1	\$3,000.00	2	\$6,000.00		\$3,000.00
	Pack large voids in stone retaining walls with grout.	\$75.00	SF	0	\$0.00	0	\$0.00	0	\$0.00	300	\$22,500.00
	Rebuild of the upper portion of the stone cheekwall at the stair.	\$200.00	SF	0	\$0.00	0	\$0.00	120	\$24,000.00	0	\$0.00
	Rebuild of collapsed portions of site parapet walls.	\$200.00	SF	0	\$0.00	0	\$0.00	0	\$0.00	20	\$4,000.00
	Reset and replace displaced, spalled, and eroded stone pavers and stair treads.	\$250.00	Units	0	\$0.00	0	\$0.00	20	\$5,000.00	25	\$6,250.00
	Cutback and treat rooted plants in joints between stone units.	\$50.00	Locations	0	\$0.00	0	\$0.00	5	\$250.00	15	\$750.00
	Remove invasive plants and weeds from joints between pavers	\$5.00	LF	0	\$0.00	0	\$0.00	150	\$750.00	500	\$2,500.00
	Clean stone masonry with biocide	\$5.00	SF	800	\$4,000.00	600	\$3,000.00	1000	\$5,000.00	0	\$0.00
				SUBTOTAL	\$15,845.00	SUBTOTAL	\$22,735.00	SUBTOTAL	\$67,785.00	SUBTOTAL	\$48,590.00
Concrete											
	Repair cracked and spalled reinforced concrete at fireplaces.	\$100.00	SF	0	\$0.00	4	\$400.00	6	\$600.00	0	\$0.00
	Patch cracked and deteriorated concrete at floor slabs.	\$25.00	SF	0	\$0.00	0	\$0.00	20	\$500.00	0	\$0.00
	Repair crack in concrete floor slab.	\$50.00	LF	0	\$0.00	0	\$0.00	10	\$500.00	0	\$0.00
				SUBTOTAL	\$0.00	SUBTOTAL	\$400.00	SUBTOTAL	\$1,600.00	SUBTOTAL	\$0.00
Wood											
	Structural repairs to roof framing at Veranda Rooms including repairs to sheet metal roof flashing to address water infiltration, interior plaster repair, wood shoring, and wood framing repairs to joists and beams.*	\$40,000.00	Per Location	0	\$0.00	2	\$80,000.00	0	\$0.00	0	\$0.00
	Structural repairs to wood framing at east annex of Bridge Complex. Repairs to include shoring/reinforcing of wood posts, beams, and joints at individual framing bays.*	\$15,000.00	Per Framing Bay	0	\$0.00	0	\$0.00	3	\$45,000.00	0	\$0.00
	Replace deteriorated wood at terrace and balcony top railings and prime and repaint.	\$125.00	LF	0	\$0.00	0	\$0.00	60	\$7,500.00	0	\$0.00
	Repair wood posts at balcony railings and prime and paint.	\$400.00	Each	0	\$0.00	0	\$0.00	4	\$1,600.00		\$400.00
	Replace wood trim and casings where deteriorated and prime and repaint	\$150.00	LF	20	\$3,000.00	12	\$1,800.00	35	\$5,250.00	0	\$0.00
	Replace missing wood trim at juliet balcony	\$350.00	LF	2	\$700.00	0	\$0.00	0	\$0.00	0	\$0.00

EAGLE POINT PARK- OPINION OF PROBABLE COSTS											
16-Apr-25											
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS Wiss, Janney, Elstner Associates, Inc.											
DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM		VERANDA ROOMS		BRIDGE COMPLEX		SITE	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
	Touch up paint at wood trim where peeling	\$35.00	SF	20	\$700.00	30	\$1,050.00	50	\$1,750.00	0	\$0.00
	Clean wood railings with biocide	\$5.00	SF	0	\$0.00	0	\$0.00	800	\$4,000.00	0	\$0.00
				SUBTOTAL	\$4,400.00	SUBTOTAL	\$82,850.00	SUBTOTAL	\$65,100.00	SUBTOTAL	\$400.00
Windows											
	Restore windows/screens. Remove sash, deglaze, repair/replace deteriorated wood, square frame, paint, reglaze, and reinstall.	\$600.00	Each Sash	12 screens	\$7,200.00	8 screens	\$4,800.00	2 windows	\$1,200.00	0	\$0.00
	Replace broken glass and torn mesh at windows and screens.	\$250.00	Each	4 screens	\$1,000.00	0	\$0.00	1 glass unit	\$250.00	0	\$0.00
	Replace screens at restroom wing with new to fit operable sash.	\$200.00	Each	14	\$2,800.00	0	\$0.00	0	\$0.00	0	\$0.00
	Fabricate new wood frame and glaze dormer windows at Veranda Rooms with glass. Install new window sash in existing opening.	\$1,500.00	Each	0	\$0.00	2	\$3,000.00	0	\$0.00	0	\$0.00
	Repair/Replace wood window sill and prime and paint.	\$800.00	LF	10	\$8,000.00	12	\$9,600.00	8	\$6,400.00	0	\$0.00
	Install backer rod and sealant at perimeter of window opening.	\$15.00	LF	0	\$0.00	75	\$1,125.00	0	\$0.00	0	\$0.00
	Install sealant at interior and exterior joints between wood framing and stucco.	\$12.00	LF	0	\$0.00	0	\$0.00	2300	\$27,600.00	0	\$0.00
				SUBTOTAL	\$19,000.00	SUBTOTAL	\$18,525.00	SUBTOTAL	\$35,450.00	SUBTOTAL	\$0.00
Doors											
	Replace deteriorated doors at Veranda Rooms. Salvage and reuse historic hardware, where present.	\$4,000.00	Each	0	\$0.00	2	\$8,000.00	0	\$0.00	0	\$0.00
	Replace steel-framed door at Bridge Complex	\$3,000.00	Each	0	\$0.00	0	\$0.00	1	\$3,000.00	0	\$0.00
	Repair/dutchman wood planks at doors.	\$1,500.00	Per Leaf	2	\$3,000.00	0	\$0.00	2	\$3,000.00	0	\$0.00
	Restore historic door hardware including double action hinges and surface-mounted slide locks.	\$750.00	Per Leaf	5	\$3,750.00	0	\$0.00	14	\$0.00	0	\$0.00
				SUBTOTAL	\$6,750.00	SUBTOTAL	\$8,000.00	SUBTOTAL	\$6,000.00	SUBTOTAL	\$0.00
Roofing											
	Install backer rod and sealant at perimeter joint between stucco soffit and stone wall.	\$15.00	LF	275	\$4,125.00	140	\$2,100.00	0	\$0.00	0	\$0.00
	Stucco soffit crack repairs	\$100.00	LF	15	\$1,500.00	20	\$2,000.00	0	\$0.00	0	\$0.00
	Stucco soffit patch repairs	\$100.00	SF	6	\$600.00	36	\$3,600.00	10	\$1,000.00	0	\$0.00
	Replace sealant at regletted joints at flashing	\$15.00	LF	40	\$600.00	50	\$750.00	0	\$0.00	0	\$0.00
	Touch up paint at wood fascia where peeling.	\$50.00	LF	10	\$500.00	20	\$1,000.00	0	\$0.00	0	\$0.00
	Clean roof with biocide	\$5.00	SF	0	\$0.00	2000	\$10,000.00	3500	\$17,500.00	0	\$0.00
				SUBTOTAL	\$7,325.00	SUBTOTAL	\$19,450.00	SUBTOTAL	\$18,500.00	SUBTOTAL	\$0.00
Finishes											
	Interior plaster patch repair	\$50.00	SF	400	\$20,000.00	30	\$1,500.00	10	\$500.00	0	\$0.00
	Interior plaster crack repair	\$50.00	LF	12	\$600.00	0	\$0.00	0	\$0.00	0	\$0.00
				SUBTOTAL	\$20,600.00	SUBTOTAL	\$1,500.00	SUBTOTAL	\$500.00	SUBTOTAL	\$0.00
Furniture											
	Repair/restore bench. Repairs to include rebuilding the base of the bench to replace deteriorated and damaged wood, localized removal of wood components (such as the top rail) to reset spindles and displaced componenets, and priming and painting.	\$3,500.00	Each	2	\$7,000.00	0	\$0.00	0	\$0.00	0	\$0.00
	Replace handrail with new wood rail using concealed fasteners.	\$750.00	Each	1	\$750.00	0	\$0.00	0	\$0.00	0	\$0.00
				SUBTOTAL	\$7,750.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00
Murals											
	Reset acrylic glazing panels	\$50.00	Each	13	\$650.00	0	\$0.00	0	\$0.00	0	\$0.00
	Clean wood of discoloration	\$100.00	SF	5	\$500.00	0	\$0.00	0	\$0.00	0	\$0.00
				SUBTOTAL	\$1,150.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00
Electrical, Plumbing, and Fire Protection Systems											
	Replace existing electrical system at Veranda Rooms.	\$12,000.00	Each	0	\$0.00	1	\$12,000.00	0	\$0.00	0	\$0.00
	Scope floor drain and install new drain strainer	\$500.00	Each	2	\$1,000.00	2	\$1,000.00	0	\$0.00	0	\$0.00
	Install new exterior light fixtures sensitive to the original in appearance and location.	\$1,000.00	Each	0	\$0.00	3	\$3,000.00	8	\$8,000.00	0	\$0.00
	Remove non-original lights and replace with new fixtures sensitive to the original in appearance and location.	\$1,200.00	Each	3	\$3,600.00	9	\$10,800.00	4	\$4,800.00	0	\$0.00
	Install heat detection systems.	\$500.00	Each	5	\$2,500.00	2	\$1,000.00	7	\$3,500.00	0	\$0.00
	Install replica light fixtures at recessed landing near restroom wing.	\$1,800.00	Each	2	\$3,600.00	0	\$0.00	0	\$0.00	0	\$0.00

EAGLE POINT PARK- OPINION OF PROBABLE COSTS											
16-Apr-25											
WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS Wiss, Janney, Elstner Associates, Inc.											
DESCRIPTION	TASK	UNIT PRICE	UNIT OF MEASURE	INDIAN ROOM		VERANDA ROOMS		BRIDGE COMPLEX		SITE	
				QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
	Restore historic wall-mounted lanterns/lamp	\$600.00	Each	2	\$1,200.00	1	\$600.00	0	\$0.00	0	\$0.00
				SUBTOTAL	\$11,900.00	SUBTOTAL	\$28,400.00	SUBTOTAL	\$16,300.00	SUBTOTAL	\$0.00
Accessibility											
	Install wood-framed ramps near building entrances and along accessible path.	\$450.00	LF	0	\$0.00	0	\$0.00	0	\$0.00	35	\$15,750.00
	Install new curb cut.	\$2,500.00	Unit	0	\$0.00	0	\$0.00	0	\$0.00	1	\$2,500.00
	Install new concrete walk.	\$20.00	SF	0	\$0.00	0	\$0.00	0	\$0.00	160	\$3,200.00
				SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$0.00	SUBTOTAL	\$21,450.00
	Estimated Construction Cost				\$122,729.00		\$269,242.00		\$286,882.00		\$206,528.00
	Profit and Overhead (10%)				\$12,272.90		\$26,924.20		\$28,688.20		\$20,652.80
	Total Construction Cost				\$135,001.90		\$296,166.20		\$315,570.20		\$227,180.80
	Architectural Fees (Design, Bid, and CPS)				\$13,500.19		\$29,616.62		\$31,557.02		\$22,718.08
	Construction Contingency (20%)				\$27,000.38		\$59,233.24		\$63,114.04		\$45,436.16
	Design Contingency (10%)				\$13,500.19		\$29,616.62		\$31,557.02		\$22,718.08
	Total Project Budget				\$189,002.66		\$414,632.68		\$441,798.28		\$318,053.12
	* Indicates high priority repair that should be addressed within the next few years.										
	All unit prices and quantities are based on conditions observed on site and our experience performing similar repairs on projects. The opinion of probable costs is based on projected 2025 labor and material costs.										

APPENDIX B. EAGLE POINT PARK NATIONAL REGISTER NOMINATION

EAGLE POINT PARK
Name of Property

DUBUQUE, IOWA
County and State

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic Name: Eagle Point Park Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter N/A if property is not part of a multiple property listing.)

2. Location

Street & Number: 2601 Shiras Avenue

City or town: Dubuque State: IA County: Dubuque

Not for Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

____ National ____ Statewide X Local

Applicable National Register Criteria:

X A ____ B X C ____ D

Signature of certifying official/Title:

Date

State Historical Society of Iowa

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

Signature of commenting official:

Date

EAGLE POINT PARK
Name of Property

DUBUQUE, IOWA
County and State

Title: _____ **State or Federal agency/ bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ____ entered in the National Register
____ determined eligible for the National Register
____ determined not eligible for the National Register
____ removed from the National Register
____ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property(Check as many boxes as apply.)

Private: _____

Public – Local X

Public – State _____

Public – Federal _____

Category of Property (Check only **one** box.)

Building(s) _____

District X

Site _____

Structure _____

Object _____

Number of Resources within Property (Do not include previously listed resources in the count)

	Contributing	Noncontributing
Buildings	14	2
Sites	7	0
Structures	5	2
Objects	<u>5</u>	<u>0</u>
Totals	30	4

Number of contributing resources previously listed in the National Register 0

EAGLE POINT PARK
Name of Property

DUBUQUE, IOWA
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE

OUTDOOR RECREATION

LANDSCAPE / PARK

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE

OUTDOOR RECREATION

LANDSCAPE / PARK

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE NINETEENTH AND TWENTIETH CENTURY REVIVIALS/ Mission/Spanish Colonial Revival

LATE NINETEENTH AND TWENTIETH CENTURY AMERICAN MOVEMENTS / Craftsman

LATE NINETEENTH AND TWENTIETH CENTURY AMERICAN MOVEMENTS / Prairie School

MODERN MOVEMENT

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE / Limestone; WOOD / Shingles;
METAL/Iron, METAL/Steel, METAL/Aluminum; CONCRETE; STUCCO; TERRA
COTTA; Asphalt

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7

Page 4

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Eagle Point Park is a large urban park located on a wooded limestone bluff along the Mississippi River just above Lock and Dam #11 in Dubuque, Iowa. The boundaries of the park lie within the city of Dubuque in an area which is colloquially known as 'The Point.' The park is owned and maintained by the City of Dubuque and is open to the public from May through October. This large urban park was conceived in the City Beautiful style in 1909 by Charles Mulford Robinson and Charles Nassau Lowrie with panoramic views of the city, the river and the eastern bluffs of Wisconsin and Illinois, tree-lined drives and a variety of amenities to appeal to all ages. Nearly all the original plan of the park is intact and contains one hundred and sixty-four acres which is bounded by the Canadian Pacific Railroad tracks to the east and north, Lincoln Avenue to the south, and Shiras Avenue to the west. Eagle Point went through some major changes in the 1930s to extend its usage to the winter months with the addition of park shelters with fireplaces. These structures and features were designed in the Prairie School style by Alfred Caldwell and his apprentice, Wendelin Rettenberger. The parks features take advantage of local material such as logs, wood shingles and native limestone. Although the park needs repairs and grooming, a high degree of historic integrity is evident today.

Narrative Description

General Description

Eagle Point Park is the largest urban park located in Dubuque, Iowa and takes advantage of the natural beauty of its setting. The heavily wooded bluff is spotted with park pavilions, gardens and spectacular views. The meandering roads guide visitors through northern areas of the park which is thick with communal areas for picnicking and athletic activities and through the secluded, intimate and natural qualities of the southern reaches of the park.

Eagle Point Park Pavilions

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7

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There are ten pavilions located in the park and their construction spans nearly 100 years. From largest to smallest in terms of seating capacity those pavilions are: Riverfront Pavilion (410), Open Air Pavilion (318), Bridge Complex (110), Log Cabin Pavilion (100), Eagle's View (100), Shiras Memorial (48), Veranda Rooms (42), Terrace Room (40), Indian Room (25), Tri-State View Pavilion (24).² The styles exhibited in the pavilions are diverse and express their particular period of construction. Some are free standing structures while others are heavily embedded in constructed and natural landscape features.

Riverfront Pavilion

The oldest pavilion is Riverfront Pavilion, constructed in 1910 and designed by European born architect John Spencer.³ The style as characterized by the National Register as the early twentieth century movement known as Craftsman.⁴ This style has characteristics very similar to the Arts and Crafts style of Spencer's native England. Riverfront Pavilion exhibits the following features of those styles: rectilinear forms, porches with stone supports, low roof with deep eaves, and a sense of hand craftsmanship. Much of the original character of the structure is intact. This large enclosed rectangular building [30'x60'] is wood framed on a concrete platform, sided with wood, and walls constructed with large wooden sash windows topped by transom windows with x-shaped mullions. All of the windows have immobile screens. There are paired doors on both the east and west facades and the building is surrounded on all four sides with a 10 foot overhang supported by piers constructed of rustic pieces of native limestone and mortar.

[Photo 40] Another unique aspect of the shelter is the retention and preservation of the original oak picnic tables and benches created specifically for the Riverfront Pavilion. [Photo 42] The covered concrete patio provides additional seating opportunities and on the north, south and eastern faces of the building, fabulous views of the Mississippi River. Additionally, the eastern patio is arched, elevated, supported by a limestone retaining wall and edged with a modern iron fence. The only notable alteration to the building was the removal of the parapet screen, which is clearly illustrated in Spencer's drawing and in early postcards. [Figure 3]

¹ <http://www.cityofdubuque.org/453/Eagle-Point-Park>

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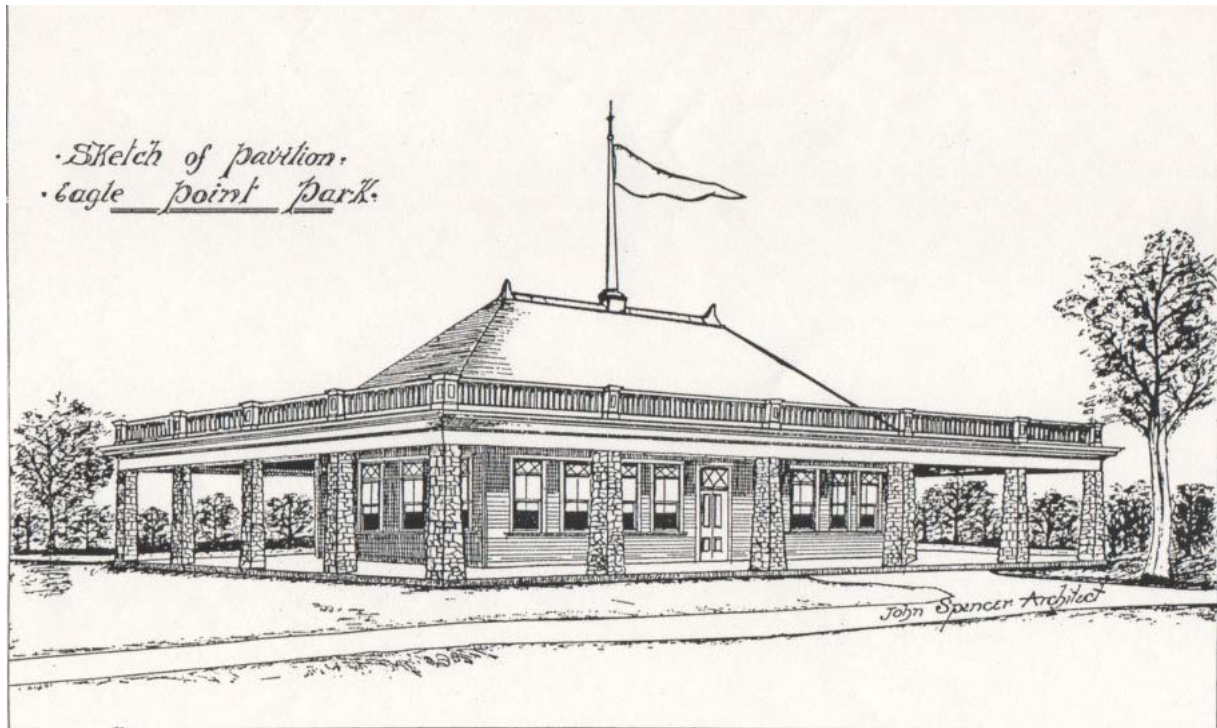


FIGURE 3 Perspective drawing of Riverfront Pavilion by John Spencer, 1910. Source: City of Dubuque Planning Office

Shiras Memorial

Shiras Memorial, which forms the southern point of the Bluff's Promenade Edge, was built to honor the man who had major influence on the acquisition and development of the park, Judge Oliver Perry Shiras. Built in 1920, Shiras Memorial is an open air building in the Mediterranean Revival style and characterized by its rounded arches, stucco façade and red tile roof. The landscaping around the building has changed significantly since the view in

² Virginia Savage McAlester, *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred P. Knopf, 1984 and 2013), p.567

³ John Spencer was born in York, England in 1856, moving to Dubuque in 1880.

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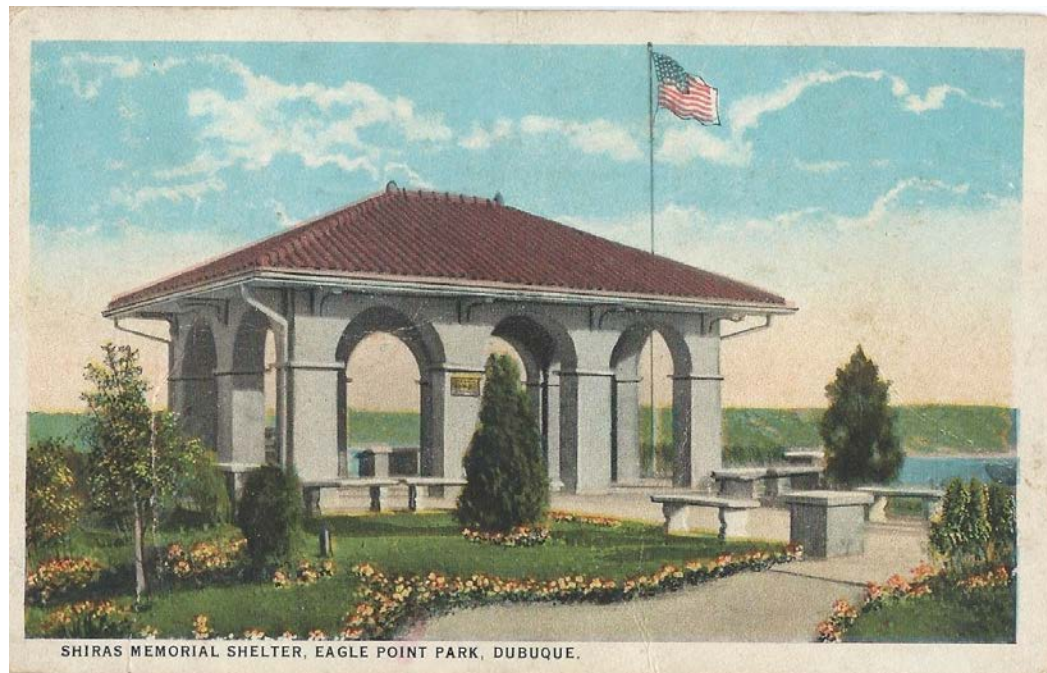


FIGURE 4 Postcard of 'Shiras Memorial Shelter, Eagle Point Park, Dubuque.' c1940. Source: The Encyclopedia of Dubuque: First National Bank 1991.

Figure 4 was illustrated. The Memorial was designed by then Park Superintendent G.A. Heyne as a 'Rough Cast Concrete Design' and furnished with a 'Red Spanish Terra Cotta Tile Roof' from the Ludivici-Celadon Company of 1118 Monroe Bldg, Chicago.⁵ The arcaded building is 20'x30' has bracketed two foot eaves and sits on a large concrete patio equipped with modern metal benches to take in the views of the river and city. [Photo 51]. The pavilion has lighting on its interior as well as a lamppost on the patio to the east of the building. Presently the interior vaulted ceiling is damaged, requires repairs, but in no way threatens the stability of the building. [Photo 53]. On the Robinson/Lowrie plan, this spot is identified as 'Eagle Point' and marked with hexagon form. A polygonal building was constructed on Shiras Point and the Shiras Memorial was instead constructed on the historic 'Eagle Point.'⁶ Originally, the pavilion had direct access to the Gate of the Rocks staircase and would have been the first building encountered when entering the park from the south. The Shiras Memorial forms the southernmost point for the promenade. The changes to the landscaping around the pavilion occurred during the 1950s when the limestone retaining walls were created to support the promenade and create the structurally stabilizing patio surrounding the pavilion.

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‘City in a Garden’ Pavilions

A prime concern in the 1930s was the desire to create year round usage of the park with the addition of heated enclosed pavilions.⁷ The Bridge Complex, Veranda Rooms, Indian Room with public restrooms, Terrace Room and Log Cabin Pavilion were built for year round usage with the inclusion of large scale interior fireplaces. Alfred Caldwell was hired by the park board to design year round shelters and conceived a grandiose plan which he titled ‘City in a Garden’ and included features which were built and unbuilt as shown in Figure 5. Only the buildings in the center of this plan were actually constructed. Those built buildings are fabricated of native limestone laid in an irregular stratified manner with wood frame windows and in the case of the Bridge Promenade, half timber and stucco walls. The oldest of these buildings is the Indian Room, designed by Alfred Caldwell in 1934.

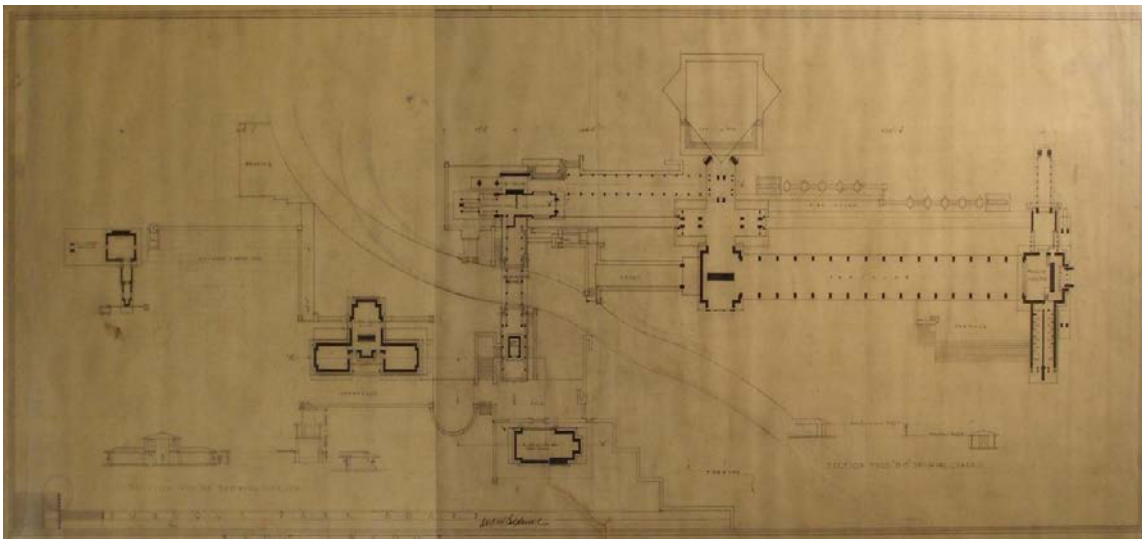


FIGURE 5 General plan of ‘City in a Garden’ by Alfred Caldwell, 1935. Source: Dubuque Museum of Art DUMA A5 1934.

⁵ Dubuque City Park Department Archive #0050-2

⁶ Dubuque City Park Department Archive, Robinson/Lowrie plan 1909

⁷ Letter from Dubuque Park Commissioner Charles Landon to Alfred Caldwell, dated February 22, 1934. Folder C, City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA

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Indian Room

The first of the buildings constructed in the 'City in the Garden' group is the Indian Room, designed by Alfred Caldwell in 1934.⁸ The Indian Room is a free standing great room backed by public restrooms to form a T-shaped plan facing the cardinal directions. The east façade is mainly windows and the western façade has clerestory windows which flank the fireplace. The entrances to the pavilion on the north and south façades are situated behind exterior walls which define the landscaped outdoor 'room' facing the shelter. The cozy interior is dominated by a grand wood burning fireplace and WPA era painted decorations for which the building gets its name.⁹ The dimensions of the Indian Room are 25 feet square with a 20 foot height and a pyramidal roof. The basic form of this building is reminiscent of Hillside School at Taliesin by Frank Lloyd Wright – a

building of which Caldwell was knowledgeable from his visits to the site. The north and south wings which form the public restrooms are 15' by 17' each and project from the western façade of the Indian Room. Between the two restrooms is a projecting stone ledge which acts as a bench and an amenity which points to Caldwell's great attention to detail in the functionality of the building and the manner in which the materials were chosen and used. The Indian Room and its flanking restrooms share features with Caldwell's other buildings including stratified limestone exterior, deep overhanging eaves, massive fireplaces and chimneys and an emphasis on the horizontal nature of the building, which are all characteristics which define Organic Architecture or more commonly in the American Midwest, the Prairie Style.

Bridge Complex

The Bridge Complex has three built components: the East Room and North Annex which form the north-south portion of this cruciform shaped building; the Bridge Promenade spans the eastern and western elements; and the multi-storied Lookout Tower on the western end of the complex. The complex was designed by Alfred Caldwell in 1935 as part of his 'City in a Garden' design for the park. Caldwell's intentions for the building were very different than its present usage as a pavilion only. His vision included a restaurant, kitchen, concession stand and private dining room for the eastern range of the Bridge Complex as illustrated in Figure 6. The eastern range is 132 feet long by 25 feet wide with two covered porches on the eastern façade. The larger of the two porches is 19' by 19', centered on the eastern front and defined by Caldwell as a 'Shelter.' In the 25' by 28' restaurant has a six foot wide stone hearth upon which the mantel bears the inscription of 'The Tree Returns the Life it Sucked from Stone.'¹⁰

⁸ Caldwell refers to the building as the Stone Shelter House on his plans.

⁹ "Young Artist Scores at Eagle Point Park," *Telegraph Herald*, June 7, 1936, p. 17.

¹⁰ Caldwell was a poet and his colleagues oftentimes noted that his architectural works were 'poetry in stone.'

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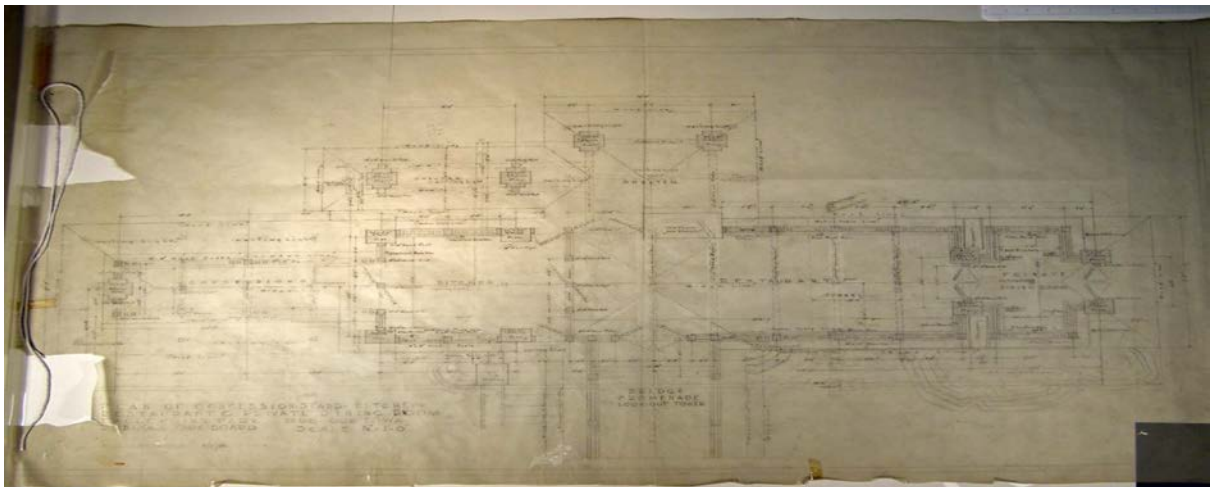


FIGURE 6 Partial plan illustrating the eastern range of the Bridge Complex by Alfred Caldwell, 1934. Source: Dubuque Museum of Art E22, 1934.

The eastern range of the Bridge Complex has four inch flagstone and terminates in a massive stone abutment. On the western end of the Bridge Promenade is a small dining room with a cantilevered balcony, hearth and steps to the Lookout Tower. [Photo 27] Access on the western end of the Bridge Promenade is made via the massive stone steps descending to the large stone patio containing both the Indian Room with its attached restrooms and the Veranda Rooms.

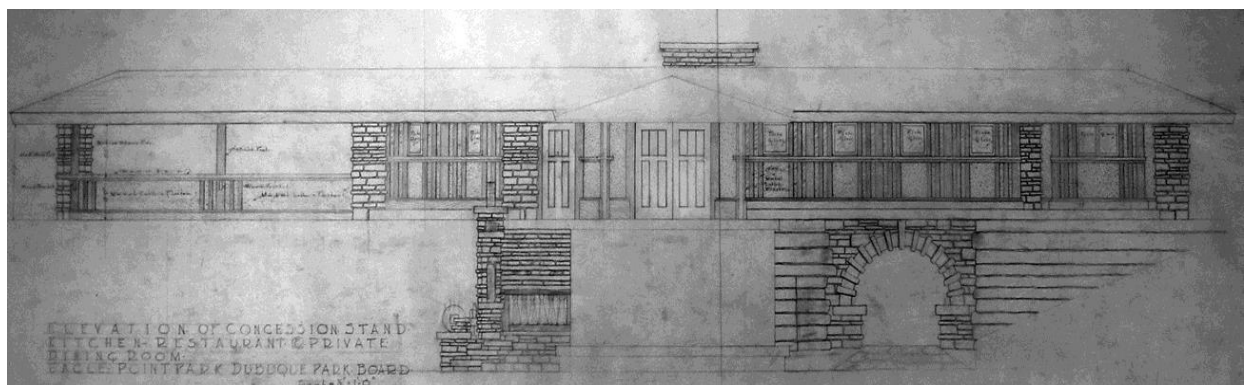


FIGURE 7 Elevation of the eastern range of the Bridge Complex and its supporting superstructure by Alfred Caldwell, 1934. Source: Dubuque Museum of Art, DUMA E23, 1934.

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The eastern range is supported by 3' stone piers resting on 5' deep rock fill while the bridge is stabilized with steel girders. A ten foot cement patio fronts the eastern range of the Bridge Complex, curving around both ends and forming elevated patios with ornate wooden fencing.



FIGURE 8 Detail of the western end of the Bridge Complex, showing the deterioration of the balcony and its missing lighting fixtures. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

The southern patio contains a covered garden bench and curves to the west with stone steps that lead to the drive and a flagstone path to Open Air Pavilion. Beside the eastern entrance are stone steps leading through a vaulted arch to the drive. Under each stone abutment supporting the bridge water reservoirs were installed, fed by 5 cisterns on the hill to the east on the highest geographic point in the park. These reservoirs became obsolete when the park was annexed by the City in 1940.¹¹

The Bridge Complex has a low-pitched roof with wood shingles terminating in broad eaves with copper flashing. The long, horizontal roof plane – an essential element of Prairie style architecture – contrasts with walls of stucco in which the studding is flush with the surface, creating panels encasing horizontal rows of casement windows under the eaves. The Complex is in need of repair both inside and out, with the Lookout Tower in the most need of attention. As can be noted in Figure 8, the balcony on the western end has noted damage on the exterior and the entire feature of the complex has been closed to the public for repairs.

¹¹ Helen Mercer notes from incomplete National Register nomination of 1989; City of Dubuque Archives Folder C, section F-11, p.2. City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.

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Veranda Rooms

The Veranda Rooms was designed by Alfred Caldwell, but completed after his termination in 1936 under the direction of his chief assistant, Wendelin Rettenberger. In keeping with the other buildings in the 'City in a Garden' group, the Veranda Rooms is a north-south building with exposed studding on stucco for the eastern wall with the remaining walls composed mostly of stratified limestone measuring 20' by 28'. Clerestory casement windows adorn the north and south ends of the pavilion. There are interior and exterior fireplaces on the western wall [Photo 32] Transom dormers adorn the eastern and western sides of the roof, while 7 foot high overhanging eaves extend three feet out from the walls. The building sits on a large flagstone patio with a circular planter, retaining walls, a semicircular plaza with built in water fountains – all constructed from stratified native limestone. [Photo 33]

Terrace Room

The Terrace Room stands apart from the other buildings in Caldwell's grouping since its original purpose was as a tool shed and forge for the workers. According to a memo by Wendelin Rettenberger, Superintendent of Parks dated December 10, 1937 the Veranda Rooms which had formerly housed the workshop and pumping station for the building project had now been converted to a picnic shelter and there was a need to create a new building 'for housing the project timekeeper, W.P.A. tools and materials' as well as a workshop.¹² The building was complete except for a chimney to be used as a stove and blacksmith forge. According to Rettenberger, the building was 'a sore spot and detracts from the beauty and value

of the new building group ['A City in a Garden' grouping by Caldwell].'¹³ The Terrace Room is 17' by 35' and stands about fifteen feet below the grade of the main road and parking lot. One approaches the building from a staircase from the parking lot on the Southern Gate Road and the eastern façade is dominated by an exterior fireplace. The north and west faces of the building are composed with asymmetrical arrangement of windows and striated wall of native limestone. The south façade is constructed of wooden barn siding topped by stationary clerestory windows. This modest building is topped by a hipped roof with asphalt shingles. There is a concrete patio on the northeast corner of the building and a large oak tree shelters the entire building. [Photo 7] This building was converted to use as a picnic shelter in 1958.¹⁴

¹² Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder C Memo from W. Rettenberger December 10, 1937, p.2

¹³ Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder C Memo from W. Rettenberger December 10, 1937, p.3

¹⁴ Dubuque's Eagle Point – 164 Acres of Beauty, *Telegraph Herald* (1960), p.1.

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Log Cabin Pavilion

The Log Cabin Pavilion is the most recent of the New Deal era buildings in Eagle Point Park. Designed by Caldwell's apprentice and park superintendent Wendelin Rettenberger, the Log Cabin shelter is constructed on the southernmost point in the park approximately 350 feet above the city and well below the highest points in the park. The Log Cabin was constructed by the National Youth Administration [NYA] between 1937 and 1939. The north-south aligned building is a 40 by 30 foot one room building constructed of stripped and stained logs that rest on a two and one-half foot native limestone foundation. The cabin is capped with a low-pitched wood shingled roof supported by exposed log roof beams.



FIGURE 9 Detail of the complex fireplace on the western façade of the Log Cabin pavilion. Source: Photograph by Dr. Julie Schlarman, September 23, 2014.

There are covered porches on the east and west faces creating a cruciform footprint. The building has attributes of both the rustic architecture principles of New Deal era recreational buildings and then the stone work exhibiting the stratified ledges like that of Caldwell's 'City in a Garden' buildings and Rettenberger's other features. The Log Cabin rests on a limestone patio which is surrounded by a two and one-half foot high limestone retaining wall. The western face of the building has a large stone fireplace with three separate flues for outdoor cooking as shown in Figure 9.

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Open Air Pavilion

Open Air Pavilion was one of the first Post- World War II improvements to Eagle Point Park. This exceptionally large shelter was built to hold either one large gathering or three to four smaller ones in a communal setting. This pavilion was designed by local architect Paul Rossiter in 1954 and sited just south of the Bridge Complex and west of the Southern Gate Road. In a memo dated January 12, 1955 by the Dubuque Park Board, Open Air Pavilion was described in the following manner:

The piers and fireplaces are constructed of native limestone and constitute bearing points for the laminated wood roof trusses, which in turn support a tongue and groove horizontally placed roof deck. This eliminated unsightly purloins and rafters, and heightens the beauty created by the mingling of stone and wood.¹⁵



FIGURE 10 Interior of the Open Air pavilion looking south. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

¹⁵ Dubuque City Archives City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder F, Memo from the Dubuque Park Board dated January 12, 1955.

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Open Air is a U-shaped building, measuring 40 foot on each side, with ten feet of overhanging eaves and resting on a concrete patio. Fireplaces are located on the northeast, southeast and northwestern corners of the building. Those fireplace piers are equipped with grills for cooking, warming areas and shelves, plus electrical outlets, as shown in Figure 10. The building can be approached from the west by a stone staircase and an ADA accessible concrete walk and from the north by a limestone path from the Bridge Complex. The pavilion is well suited for large family and community gatherings as it has direct and immediate access to the Wading Pool, a play area with a large sandbox, swings and climbing equipment, the horseshoe pits, and the Meadow which is frequently used for badminton, volleyball and softball.

Tri-State View Pavilion

Tri-State View is a modest covered picnic area on the eastern edge of the park, midway between Shiras Memorial and the Log Cabin pavilion. The rectangular building is 12 by 25 foot consisting of four brick posts supporting a pitched wooden roof covered with modern asphalt shingles. The shelter sits on a concrete patio with a concrete east-west walk from Kramer Circle Drive. This pavilion was constructed c.1959. The simplistic design has no defining stylistic character but provides an intimate view of the Mississippi River.



FIGURE 11 Tri State View Pavilion looking east over the Mississippi River. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

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Eagle's View Pavilion

Eagle's View Pavilion is the newest picnic building in the park. The pavilion is situated between Riverfront Pavilion to the north, Shiras Memorial to the south and located on one of the highest points in the park overlooking the Bluff's Edge Promenade to the east. Eagle's View was built in the early 1970s to replace the Louis Arrandeaux Log House which had been moved from its original location on Second and Locust Street in 1933 to the park and then moved again to its current location on the grounds of the Mathias Ham House on Shiras Avenue in 1967.¹⁶ The design of the shelter is in a postmodern take on the rustic architecture found elsewhere in the park. The shelter consists of two piers of stratified limestone that act as both supports and working fireplaces/chimneys. The superstructure of the pavilion consists of wooden trusses reinforced with steel braces and topped by a complex roof which is steep pitched on the south side and low pitched on the north. The overhang is 10 feet on three sides and on the eastern side is 18 feet deep. The pavilion rests on a concrete patio with two concrete walks – one from the east and Kramer Circle Drive and the other approaches from the north and connects the pavilion to the newest public restrooms and the parking lot adjacent to Riverfront Pavilion.



FIGURE 12 Eagle's View Pavilion looking south. Source: Photograph by Dr. Julie Schlarman, September 14, 2015

¹⁶ http://www.encyclopediadubuque.org/index.php?title=LOG_CABIN

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Other Structures and Resources in the Park

Also spanning the over one hundred year old history of the park are buildings such as public restrooms and others which performed a variety of functions for park visitors. Other structures and resources within the park include the park entrance kiosk, the Streetcar Stand, the Band Shell, the water tower and a building (former concession stand) which is now used as maintenance shed. There are also two small machines sheds, one to the west of the water tower and the other on the hillside west of the Streetcar Stand.



FIGURE 13 Entrance Kiosk facing northeast. Source: Photograph by Dr. Julie Schlarman September 23, 2014.

Entrance Kiosk

The Entrance Kiosk on Shiras Avenue is the newest structure for the park and controls traffic into the park. Due to continued vandalism in the park through the 1960s and 1970s, the City of Dubuque began to enforce an admission fee to reduce the problems. The entrance kiosk is a Postmodern styled toll booth, with stylistic reference to the Prairie style/New Deal era structures and buildings contained within the park. The kiosk sits along Shiras Boulevard only a few hundred feet from the main entrance. The building is 15 feet square with a drive through awning on the east side supported by two piers of stratified limestone. [Figure 13] The southern face consists mostly of wooden casement windows fronted by a limestone planter for seasonal blooms. The access road through the kiosk

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then joins with the Southern Gate Road just below the main entrance. Access to the building is through a single door on the west face of the building.

Streetcar Stand

The Streetcar Stand is located on the eastern side of the circular drive part of the Southern Gate Road, midway up the bluff. The structure is a simple, rustic lean-to shed constructed on wooden posts and siding on a concrete slab and footings. The slanted roof is covered with wood shingles. [Photo 2] The building was once flanked by dual staircases and is dwarfed by the enormous bald eagle statue and planter to its west. The stand was built c1925 and was used as a shelter for visitors using public transit to the park. When streetcars were replaced by buses, the stand was used by those patrons. The stand is now used for information and maps.

Band Shell

The Band Shell¹⁷ was constructed in 1958 and points to communal improvements that were evident in the park in the post-World War II era. The building consists of a concrete platform used as a stage and topped by a sweeping cantilevered roof of wood and asphalt shingles. The building has a storage/dressing room at its rear with access on the eastern side and from the stage through wooden double doors constructed of native limestone. Access to the stage is also available on the eastern face by a short staircase which is hidden from the audience by an 8' x 8' screen wall of striated limestone as shown in Figure 14. The complex roof is flat over half of the dressing room, then ascends dramatically at about a 70-degree angle to a height of approximately 30 feet over the stage/concrete platform. This acoustic awning is also equipped with lighting.



FIGURE 14 Band Shell, camera facing south. Source: Photograph by David Cobb Craig, 2010.

¹⁷ Fine Arts Community Shell was the original name of the Band Shell.

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There are permanent metal benches installed for a modest audience to the north of the stage and for large events guests often sit on the hillside adjacent to the Meadow. The building was designed by the firm of Rossiter and Ham in 1958 to harmonize with the existing Prairie style architecture within the park. The Band Shell has been home to the Tri-State Wind Symphony for the last two decades.

Water Tower

The water tower at Eagle Point Park is a noteworthy Dubuque landmark. Its construction marks the annexation of the park by the City of Dubuque in 1940. The tower was a New Deal project, constructed shortly after the City of Dubuque annexed the park. Water towers are a form of community branding and a significant 'signpost' for many Midwestern cities and towns; like grain elevators, towers have become the rural equivalent of skyscrapers. The water tower is 50 feet in diameter and 100 feet tall, which makes it easily seen from many parts of the city. In recent years the water tower has become the home for turkey buzzards, which soar on the currents of air over the river and then rest on this conspicuous perch, as seen in Figure 15.



FIGURE 15 Water Tower, camera facing north with turkey buzzards sunning themselves on a cool autumn morning. Source: Photograph by Dr. Julie Schlarman October 17, 2015.

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Concessions Stand

The former concessions stand which stands on the narrowest part of Kramer Circle Drive now serves as a tool and machine shed for park maintenance. [Photo 46] This building was another important community amenity in the park. The exact date of construction had not been determined, but the rustic style of the building is in harmony with other New Deal era service buildings such as the public restrooms across the road. This structure sits on a concrete slab with wooden frame and large wooden sided awning style openings, hinged at the tops so they could be swung up to provide open windows and counters. The integrity of the building exterior is still intact despite its new functionality. The building operated as a concessions stand through the 1950s and 1960s and was often the hub of activity on hot summer days.

There are four handicap accessible public restrooms of two distinct styles with indoor plumbing located in the following locales – A –midway between Open Air Pavilion and the Band Shell, B – between Riverfront Pavilion and Eagle's View Pavilion, C – at the south end of the park near the Log Cabin.



FIGURE 16 Accessible restrooms located between Eagle's View and the Riverfront Pavilions, camera facing south.
Source: Photograph by Dr. Julie Schlarman, October 1, 2015.

Pavilion. Restrooms A, C and D are of the rustic style typical of New Deal era architecture with the facilities near the Log Cabin shelter constructed by the National Youth Administration at the

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same time as the shelter, council ring and staircase to the shelter in the late 1930s. Each of these facilities is a wood frame and sided building topped with a low pitched roof covered with asbestos shingles. The buildings rest on concrete platforms and are fronted with wooden screens which obstruct the direct view of the doorways for privacy and modesty purposes. Restroom B is the newest in the park added in the 1990s to provide an ADA accessible facility close to the largest and most frequently used pavilion, Riverfront. This building was designed to harmonize with others in the park in a Postmodern style which echoes the materials and scale of the other restrooms but with a plan set diagonally on the site and including triangular limestone planters on the north and east sides. The fifth set of public restrooms are attached to the west face of the Indian Room, as previously noted.

Landscape Features in Eagle Point Park

The primary thoroughfares of the park are as follows: Southern Gate Road, Eagle Point Drive, Memorial Drive, and Kramer Circle Drive. All or part of each one of these thoroughfares appears in the 1909 plan of the park.

Southern Gate Road

Southern Gate Road is a 2-way road that leads from the park entrance on Shiras Avenue, ascending the hill by doubling back on itself at the circular drive, passing through the Bridge Complex and ending in the juncture of Eagle Point Drive and Memorial Drive.¹⁸ Near the front entrance of the park, the road is intersected by the frontage road which park patrons must use to gain access. The road is lined with mature hardwoods including many varieties of oak. As the road then gently rises past the circular drive of the former streetcar line. The road progresses past the horseshoe pits and other recreational features. The western side of the road is lined with parking spots. Near Open Air and the Bridge Complex the trees along the road become sparse. After the road passes under the bridge, it meets the northern parking lot and Memorial Drive to the south.

¹⁸ Formerly known as Ravine Road in the park's early history and in the 1909 plan of the park. The lower end of Southern Gate Road was significantly changed during the New Deal era.

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FIGURE 17 Scenic overlook of the Mississippi River from Eagle Point Drive; camera facing northeast. Source: Photograph by Dr. Julie Schlarman June 27, 2015.

Eagle Point Drive

Eagle Point Drive is also a two-way road which runs the northern ridge of the park from the parking lot between the Fish Pond and tennis courts to a sharp turn which intersects with Shiras Avenue as it descends to the location of the former back entrance and gates. As the drive traverses the top of the bluff the road provides scenic overlooks. Access from this road to the park for vehicles has been obstructed by gates and fencing at the parking lot which were installed to regulate park fees. There is pedestrian access to the park from a break in the fence and parking spaces on the north side of the park for those patrons. On the western boundary of the road is private property with a few homes popping up over the last 50 years.

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Memorial Drive

Memorial Drive is a two-way road which begins at the juncture of Southern Gate Road and the parking lot near the Fish Pond and ends at the parking lot adjacent to Riverfront Pavilion. The drive is the shortest in the park and is tree lined its entire length with hardwoods.

Kramer Circle Drive

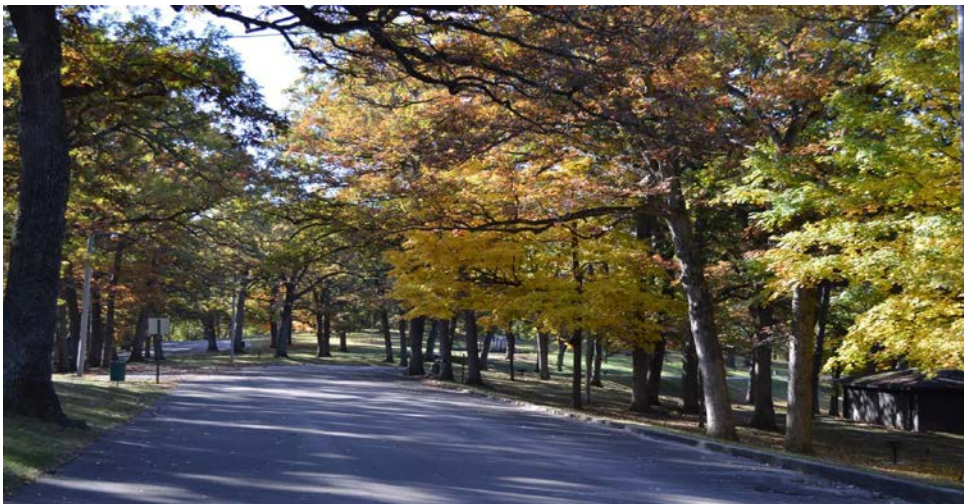


FIGURE 18 Tree-lined Kramer Circle Drive with public restrooms [C] on far right; camera facing south. Source: Photograph by Dr. Julie Schlarman October 1, 2015.

Kramer Circle Drive is a one-way road which begins and ends at Riverfront Pavilion and encompasses the southern section of the park¹⁹. The southern passage of the drive is tree lined and contains parking spaces and wooded area on the western side for most of its length. The drive then circles the water tower and progress north in a meandering fashion past pavilions, playgrounds, paths, picnic areas and scenic overlooks. Parking spaces are sparse on this side of the drive, but it is also tree lined, with wooded areas to the east. A frontage road near the old concessions stand links the two parts of the drive together. The drive then curves to the south towards Shiras Memorial and its small parking area, and progresses north towards Riverfront Pavilion where it terminates.

¹⁹ Google Maps mistakenly identifies Kramer Circle Drive as Memorial Road.

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The drive gently rises to this portion of the drive as it dramatically opens up to a view of the river and the opposing bluffs as it passes above the Bluff's Edge Promenade. The drive is lined with trees on the western side, which also contains parking spots.

Southern Gate Road is a dramatic ascent through a heavily wooded lane which then opens to the level area of the former streetcar stop, with a circular drive, planter, Streetcar Stand and other landscape features. Encircling half of the circular drive is a concrete retaining wall, which is intersected by the former dual staircases and the Streetcar Stand. A fiberglass statue of a bald eagle dominates the scene. Perched on a 15-foot-high limestone pier, this c1990 exact replica [10 foot high with a 12 foot wingspan] replaces the vandalized original which was installed in the early 1950s.²⁰ [Figure 19]



FIGURE 19 Eagle statue with plantings in foreground, Streetcar Stand and former dual staircases; camera facing southeast. Source: Photograph by Dr. Julie Schlarman October 1, 2015.

²⁰ This information was obtained through conversations with local citizens and their recollections of the park. There may have been a stature of an eagle at this site since the 1920s.

²¹ Rettenberger was an apprentice at the part from 1924 to 1936 when he was appointed Park Supervisor. He served in that position until 1952 when he retired.

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Streetcar trail

There are a number of paved walks/paths in the park, as well as unpaved trails. A bicycle and pedestrian trail leads from the south park entrance to the Streetcar Stand located in the circular drive. This trail traces the old streetcar line which served the park from 1912 to the late 1920s.

From the circular drive pedestrians ascend to the park elevation [884 feet at highest point] via the steep stairs and path which flank the Streetcar Stand. Originally there were two sets of stairs/paths and all that remains on each are the first two runs as shown in Figure 19. The southern staircase has had all of the upper treads removed; however, the concrete stringers remain in the upper runs of this staircase. The upper part of the northern staircase has been replaced with a concrete path as shown in Figure 21. This path then intersects with an east-west concrete walk that connects the Riverfront Pavilion and Band Shell with public restrooms.



FIGURE 20 Photograph of remnants of the staircase south of streetcar stand and portions of the concrete retaining wall. Source: Photograph by Dr. Julie Schlarman October 17, 2015.

**Bluff's Edge Promenade
Allison Point
Shiras Point
Stone retaining walls
Mechanical viewers [3]**

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Southern viewing point

The eastern edge of the park permitted views of the Mississippi River, the Eagle Point Bridge [demolished in 1983], Lock and Dam #11 in later years and the bluffs opposite the river in Illinois and Wisconsin. The park sits atop a bend in the river and from the Bluff's Edge Promenade one is provided views of three states. As one of the oldest landscape features in the park, this walk is over 900 feet long and one of most favored features as well. Stretching from Riverfront Pavilion in the north and Shiras Memorial at its southern end, the Promenade is supported by limestone retaining walls built up from the sheer rock face in the 1950s as illustrated in Figure 21. To the west of the walkway is a broad lawn spotted with flowers beds. The walk itself is provided with mechanical viewers, water fountains, benches, and tall chain link fencing. Concrete patios mark the historic sites for viewing – Shiras Point and Allison Point. To the south of Shiras Memorial is an informal walkway leading to a viewing point for the city and the river below the lock and dam.



FIGURE 21 Photograph of remnants of staircase [north of streetcar stand]; camera facing south. Source: Photograph by Dr. Julie Schlarman June 27, 2015.

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FIGURE 22 Bluff's Edge Promenade from Shiras Memorial; part of Lock and Dam #11 on lower right; camera facing north. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

Playgrounds [6]

Eagle Point Park is rich with recreational areas including six horseshoe pits, six tennis courts, a children's wading pool and six play areas with swings, slides, sandboxes and climbing equipment. These facilities trace the popularity of outdoor games and sports since the park's origins in the early 20th century. Traditional swing sets of metal pipes, chains and rubber seats are still evident in all of the playgrounds sharing the same areas as modern equipment. During the summer season, picnic tables are placed throughout the park and 88 permanent barbecue grills on concrete pads dot the landscape. As running water was an early feature of the park, fountains, spigots and water pumps are other amenities provided to visitors and widely distributed throughout the park.²²

²² 'Eagle Point Park Plans,' *Telegraph Herald*, May 15, 1910, p. 16.

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**Wading Pool
Meadow
Horseshoe Pits [6]**

One of the main recreational areas in the park is adjacent to Open Air Pavilion. Here is contained the wading pool with benches, horseshoe pits, two of the six playgrounds including a large sand box and adjacent to the Meadow [Figure 23]. The Meadow near the Bridge Complex and Open Air Pavilion has



FIGURE 23 The Meadow from Open Air Pavilion with the Band Shell in the background; camera facing east. Source: Photograph by Dr. Julie Schlarman June 14, 2015.

historically been utilized for games such as volleyball, badminton and softball. This feature can also be noted in the Robinson/Lowrie 1909 plan for the park. The meadow is surrounded by mature trees.

[6]

**Viewing
Stone steps
Stone water Fountain
Cobblestone Walk**

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The early history of the park included two tennis courts and in the late 1930s there was a push to expand this recreational feature. The new courts were added with elements and features designed to harmonize with the other new features to which it was physically linked – Caldwell’s ‘City in the Garden’ and the Fish Pond and Ledge Gardens. The tennis courts sit significantly below the grade of the parking lot to its east [which was the site of the earlier courts] and on the same level as the Indian Room to their south. There are two distinct approaches to the courts – from the south there is a cobblestone walk sheltered by Lombardy pines and from the east there is a limestone staircase complete with a viewing bench and water fountain as shown in Figure 23. The parking lot adjacent to the tennis courts and fish pond is ledged with limestone – rough pieces on the western edge and blocks of stone on the eastern edge – and contains log style signage and three circular stone planters as shown in Figure 25.



FIGURE 24 The water fountain, limestone viewing bench and parking lot edging with tennis courts in background; camera facing northwest. Source: Photograph by Julie Schlarman June 21, 2015.

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FIGURE 26 Stone planter in parking lot adjacent to tennis courts. Source: Photograph by Dr. Julie Schlarman June 27, 2015.

‘City in a Garden’ Landscape Features

The New Deal embellishments to the park contributed some of the most unique forms of Prairie style landscape architecture in the nation. This era included integrated landscape elements and pavilions. The Bridge Complex, Veranda Rooms and the Indian Room with public restrooms were conceived as a singular entity as illustrated in the model shown in Figure 26. This integrated design includes both indoor and outdoor entertainment spaces designed by Alfred Caldwell in the 1930s. One of the charming aspects of this complex is the attention to detail in the amenities. Stone walls have projections which provide seating or steps for children, a standalone covered bench, and piers which serve as a water bubbler as illustrated in Figure 28. There are staircases, cobblestone paths and native stone patios which encircle the buildings so they may be accessible and used both inside and out.

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FIGURE 27 Wood and plaster model of Bridge Complex – upper left, Indian Room and restrooms – lower right, patio, and Veranda Rooms on the far right as built. No date for model. Source: Alfred Caldwell drawings, models and plans. City of Dubuque Parks Division, Dubuque, IA.

The Bridge Complex spans the main drive and connects the East Rooms with the terraced stone patios and semi-circular piazza which surround the other main pavilions on this locale, which is in turn connected to other park features by flagstone walks. Supporting the East Rooms is a fantastic superstructure of ledge gardens, vaulted underground staircase, and elevated patios with decorative fencing. The patio near the Veranda Rooms has a circular stone planter for seasonal blooms.

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FIGURE 28 Water bubbler, steps and semicircular stone patio in background; camera facing south.
Source: Photograph by Dr. Julie Schlarman September 14, 2015.

The 'City in a Garden' feature is mainly devoid of trees, consisting mostly of stone and concrete patios and surrounded by sloping lawns to the west. Beyond the lawns are native woods. The entire complex was an ingenious solution to spanning a thoroughfare on a sloping piece of land.

**Ledge Garden
Fish Pond Landscape Features**

One of the truly unique elements in the park is the Ledge Garden and Fish Pond and encompasses a landscaped area of the park which blends together picturesque and sublime elements. This elaborate feature sits on multiple terraces with the pond itself about 40 feet below the level of the main road, and creates the illusion of being in a large secluded oblong bowl of over 900 feet long. The landscaping includes a prairie stream, reservoir, cascade, ledge garden composed of native stone and a collection of council rings for small gatherings. Today the terraces are mostly grassy lawns surrounded by the rock walls, rock ledges and trees. Caldwell's blueprint for the ledge gardens, which is part of the Dubuque Museum of Art's archive, demonstrates the designer's desire to create a feature with integrated native elements.²³ This would have included native woodland vegetation such as trillium, bleeding hearts, violets, and lady slippers contrasting with the park board request for a formal rose garden.²⁴

²³ Alfred Caldwell's 'City in a Garden' plan, 1934. This drawing is titled 'Rose Garden Rings' includes not only plans but directives on plantings.

²⁴ Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987. Oral history of Alfred Caldwell interviewed by Betty J. Blum.

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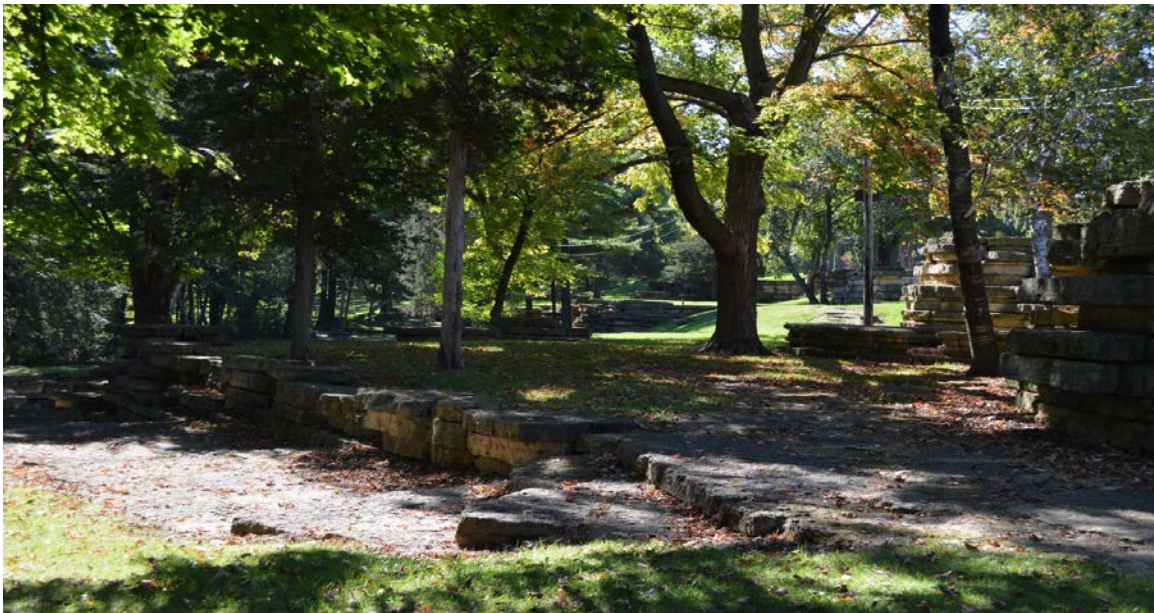


FIGURE 29 Ledge garden, camera facing south. Source: Photograph by Dr. Julie Schlarman September 21, 2015.

Historic photographs and postcards illustrate the fact that the terraces of the ledge garden contained flower beds with seasonal blooms. The author recalls the annual trip to the park with her Girl Scout troop to plant one of the flower beds near the pond. The postcard illustrated in Figure 30 represents the abundant display of woodland flowers and water plants that inhabited the ledge garden and fish pond. The weeping willow trees that once surrounded the fish pond are no longer in existence. Another important feature of the ledge gardens is the council ring, a circular bench which evolved from Alfred Caldwell's mentor Jens Jensen, whom he had worked for from 1926 to 1931. Jensen's influence on Caldwell is also evident in the gentle cascade, prairie stream and the meandering, stepping stone limestone paths.

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FIGURE 30 Postcard of 'Pool and Rock Garden, Eagle Point Park', c1950 Source: Collection of Dr. Julie Schlarman.



FIGURE 31 Photograph of the eastern council ring, 1935. Source: Telegraph Herald November 11, 1934.

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From behind the eastern wall of the fish pond, one travels about along the bluff's edge on an unpaved, heavily wooded trail to the most noted of Caldwell's council rings. This feature gained its notoriety due to its dramatic siting in which it sits like a turret on the edge of the bluff with stunning views of the river in the background. The ring has fallen into disrepair and the unpaved paths to the site have been recently neglected. The view has been obstructed by overgrowth.



FIGURE 32 Photograph of council ring, public restrooms and part of the parking lot adjacent to the Log Cabin Pavilion. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

Council Ring
Stone planter
Stone steps/walk
Stone veranda/walls
Southern viewpoint

Another major area for landscape design during the New Deal era of the park was at its southernmost point. Located below the water tower and at the southern end of Kramer Circle Drive are the features designed to embellish and provide access to the Log Cabin Pavilion. On a terrace between the pavilion and the main road, the Youth Program Administration created a picnic area which included a stone planter for seasonal blooms, a council ring, playground, public restrooms and a parking lot, partly shown in Figure 34. There is a cobblestone staircase which

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leads from the upper terrace and parking lot to the Log Cabin below. There is also an unpaved trail to the southernmost lookout point from the shelter, which appears on both the Robinson/Lowrie plan of 1909. This site is cleared of vegetation and has a metal bench to take in relaxing views of the city.

The following **Integrity Statement** for Eagle Point Park is based the Applicable National Register Criteria qualifying the property for National Register listing:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The retention of specific aspects of historic integrity is evident in seven aspects of Eagle Point Park that convey its local significance. The following sections discuss the seven aspects and explain how they combine to produce integrity for Eagle Point Park.

Location

Eagle Point Park is a large community park located atop the limestone bluffs that overlook Lock and Dam No. 11 on the Mississippi River on the northeast side of the city of Dubuque, providing a spectacular view of Iowa, Illinois, and Wisconsin. This large urban park was conceived in the City Beautiful style in 1909 by Charles Mulford Robinson and Charles Nassau Lowrie. The tree-lined drives, panoramic views of the city, river and the eastern bluffs of Wisconsin and Illinois offers an amazing experience that appeals to all ages. Nearly all of the original plan of the park is intact and contains 164 acres.

Design

The idea for Eagle Point Park was conceived in 1907 by local leaders. In June of 1908, 100 acres were deeded to the city and became Eagle Point Park. Since the original purchase, 17 parcels have been purchased or donated, which brings the park to its present size of 164 acres. Streetcar traffic began to serve the park in 1912. Union Electric Company constructed the track, turnaround, and waiting station in the area at the park entrance where the eagle statue and flower beds are found. The Riverfront Pavilion and Shiras Memorial Pavilion were constructed along the riverfront promenade.

The park took on a new look in the 1930s when the City received a \$200,000 Works Progress

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Administration (WPA) grant and hired Alfred Caldwell, a gifted landscape architect. His love of Prairie School architecture is very recognizable in the park buildings and gardens. Caldwell's exceptional use of native construction materials, craftsmanship and unique designs make the park one of the most beautiful in the Midwest.

After World War II, several open air pavilions, a band shell, and other park amenities were added to Eagle Point Park. Since 1990, updated play structures, accessible restrooms, and landscape features have been added.

Setting

Rugged and complex topography adds to the highly scenic character of the park. On a bluff top overlooking the Mississippi River, Eagle Point Park is an area of natural quality for outdoor recreation, with walking, viewing, sitting, picnicking, and restroom facilities. The park has several open air and closed pavilions, horseshoe pits, drinking fountains, a seasonal lily pond with waterfalls and goldfish, a band shell, and tennis courts. Other features are playground equipment, barbecue grills, nature trails, flower gardens, and spectacular views.

Materials

Park facilities and amenities in Eagle Point Park make extensive use of native limestone and wood, from the original historic pavilions to the recently constructed ADA-accessible restrooms. Native limestone is found in buildings, landscaping features such as terraces and steps, retaining walls, fireplaces and chimneys, and the fish pond. Wood is used extensively in buildings, including in the form of logs, framing, siding, shingles, and architectural features. Glass windows are found in some of the park buildings.

Workmanship

These six WPA projects designed by Caldwell and built in the Prairie School architectural style in the 1930's reflect a high degree of workmanship with the use of native limestone and wood: Terrace Room, Veranda Rooms, Indian Room, Bridge Complex, Rock Garden and Fish Pond.

Feeling

Eagle Point Park is considered both a community park and a regional park because of its size, abundant recreational facilities, and many visitors from Dubuque County and the tri-state region. Eagle Point Park is a community asset and a regional destination where visitors and residents can reconnect with nature by experiencing the natural, cultural and ecological aspects of the environment through cultured grounds and natural areas. Below is a list of the key park amenities that contribute to the feeling that Eagle Point Park is one of the most outstanding parks in the Midwest.

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The *Terrance Room, Veranda Rooms, Indian Room and Bridge Complex* were built in the 1930s as a WPA project during the great depression.

The *Riverfront Pavilion*, built in 1910, is the oldest pavilion in the park. Riverview walk was constructed in 1950 and quickly became the most popular area in the park.

Viewing towers are available to the public, showcasing the panoramic view of Iowa, Wisconsin and Illinois, and Mississippi River Lock and Dam #11.

The *Shiras Memorial Pavilion* is located at the walkway's end and was built in 1921, in honor of Judge Oliver Shiras, the local person most responsible for the park's creation.

The *Log Cabin Pavilion* was constructed in 1939 with funds from the National Youth Administration. It overlooks Dubuque's Point area and downtown.

The *Rock Garden and Fish Pond* were also built as part of the WPA project, and are made of limestone. A handicapped accessible walk extends north from the riverfront pavilion to the fish pond, avoiding the steep rock steps along the way.

The *Main Park Entrance* road extends from the toll booth for a quarter of a mile. A turnaround was constructed in 1912 as streetcars brought picnickers from downtown. On that spot today a large eagle statue and circular flower bed welcome you to Eagle Point Park.█

The *Trolley Line Trail* is a one-half mile paved bike/hike trail that follows the route of the original streetcar service to the park from the Ham House Museum parking lot on Shiras Avenue to the turnaround, with a rest area including public art at trail midpoint.

Association

In 1973, the National Park Service determined that Eagle Point Park was eligible for the National Register of Historic Places (NRHP). The park has multiple historic themes, contexts, and attributes that contribute to its significance.

1908 - 1921 Early Park Inception and Development:

Charles Mulford Robinson and City Beautiful Movement

The idea for the park was conceived in 1907 when Charles M. Robinson, a noted eastern park specialist, visited Dubuque. After touring scenic locations in the city, Robinson made this comment

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to his hosts: "I have never seen a place where the Almighty has done more and mankind less, than Dubuque."

In 1908, 100 acres were deeded to the city and became Eagle Point Park. The Riverfront Pavilion, built in 1910, is the oldest pavilion in the park. Streetcar traffic began to serve the park in 1912. The Shiras Memorial was added in 1921.

1934 - 1939 Public Works and the WPA:

Alfred Caldwell and the Prairie School Movement in Landscape Architecture

In the 1930s, the City hired landscape architect Alfred Caldwell as Park Superintendent with a \$200,000 Works Progress Administration grant. The influence of Prairie School architecture is very recognizable in the exceptional use of native construction materials, craftsmanship and unique designs in the buildings and gardens.

Eagle Point Park is noted in the 2004 American Institute of Architects, Iowa Chapter publication, *A Century of Iowa Architecture 1900-1999*, as "A remarkable example of Prairie School landscape architecture, the designer [Alfred Caldwell] referred to the plan as the 'the City in a Garden.' The park pavilions are constructed of a horizontal limestone similar to Frank Lloyd Wright's Taliesin buildings, appearing to grow from the ground."

1954 - 1960 Post WWII Park Development:

City Amenities of the Band Shell, Open Air Pavilion and other improvements

The park has several open air and closed pavilions, horseshoe pits, drinking fountains, a seasonal lily pond with waterfalls and goldfish, a band shell, and tennis courts. Other features are playground equipment, barbecue grills, nature trails, flower gardens, and spectacular views.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

ENTERTAINMENT / RECREATION

LANDSCAPE ARCHITECTURE

SOCIAL HISTORY

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Period of Significance

1908-1966

Significant Dates

1909

1910

1912

1920

1934-36

1937-39

1940

1954

1958

1959

Significant Person

(Complete only if Criterion B is marked above.)

N/A4

Cultural Affiliation

Architect/Builder

Robinson, Charles Mulford

Lowrie, Charles Nassau

Caldwell, Alfred

Spencer, John

Rossiter, Paul

Rettenberger, Wendelin

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Eagle Point Park has local historic significance from the acquisition of the first parcels of land for the park in 1908 ending with the 50 year National Park Service cut-off in 1966. With further research, it may be possible to make a case for state or national significance. The park's historic significance has been broken down into three concurrent themes. The first theme is concerned with the park's early history and origins in the City Beautiful Movement and the national

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leaders of that movement who were directly involved in the park design, Charles Mulford Robinson and Charles Nassau Lowrie. The primary concerns of this national urban park movement are landscape architecture, urban planning, social history due to concerns of community wellness, and those pavilions of architectural significance. The first thematic period extends from the acquisition of the land for the park in 1908 to the improvements made to the park as part of the Works Progress Administration during the 1930s. The second thematic period commences in 1934 when the City of Dubuque received federal funding to provide improvements to the park which would permit year round usage and heated shelters. Alfred Caldwell, a student of Jens Jensen and a proponent of the Prairie style of architecture was hired by Dubuque's park board in 1934 and this thematic era will end with the retirement of Wendelin Rettenberger who took over from Caldwell in 1936 and continued until as park superintendent until 1952. The final thematic period extends from 1953 to 1966. This period is primarily concerned with the building of shelters, playgrounds and landscaping issues. The justification for extending the period of significance past the last historic building construction [1959] is due to the continued usage of the park for its original function and to reinforce the significance of the park's natural features as well as those that are built.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Eagle Point Park is an example of a park which has evolved in design and cultural significance over a century. In order to describe the complexity of the park history this narrative has been broken down into the following contextual themes in chronological order from the origins of the park idea at the turn of the twentieth century to its recent past. Those historic themes are:

- ☐ The City Beautiful Movement and Advocating Urban Parks
1908-1933
- ☐ Influences of the Prairie School: The WPA, Alfred Caldwell and His Legacy 1934-1952
- ☐ Post World War II Optimism: The Baby Boom and Community
Concerns 1953-1966

Through each of these themes it will be shown that Eagle Point Park is a locally significant example of an urban park due to the retention of much of its unique history in material terms – its buildings, plan and natural features. One of the chief concerns of the property's custodian,

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the City of Dubuque, has been to act with empathy to its history. One of the practical functions of this document will be to act as guidelines for further preservation and conservation of the park and its historic resources.

The Origins of Eagle Point Park: The City Beautiful Movement and Advocating Urban Parks 1908-1931

One of the pleasantest of the drives leading out from town is that which goes to Eagle Point. One in going there passes through a magnificent collection of natural beauties – not the least of which surround the palatial residence of Mathias Ham, Esq. Green ridged banks, massive, rocky uplands, groves just bursting into a wilderness of leaf and blossom, the imposing bluffs, the wide-reaching river losing itself in the blue distance, the long stretch of greensward swelling, hollowed, flattened like some green sea, all unite in making the scene one full of beauty and grandeur.²⁵

In the preceding passage one is reminded of the writings of eighteenth-century and early nineteenth-century English travel writers such as William Gilpin, Uvedale Price, John Claudius Loudon and Joseph Mallord William Turner. Each of these writers and artists informed their readers of the effects the sublime and beautiful in observing and picturing the natural and rugged beauty of rural England and Wales.²⁶ Likewise these travelers explored the works of contemporary landscape gardeners such as William Kent, Capability Brown, and Humphrey Repton and their writings and imagery helped to codify picturesque notions of the land. The *jardin anglais* became the model of garden and park design throughout Europe and America well into the twentieth century.²⁷

²⁵The Dubuque Dailey Times, May 9, 1859, p3, c2 as noted in Myers Naumann, Molly and Jacobsen, James E. *Dubuque-The Key City: The Architectural and Historical Resources of Dubuque, Iowa 1837-1955. Phase II Historical and Architectural Report*, January 15, 2002, p.7.

²⁶ The discussion of beauty in regards to the picturesque can find its early rumblings in Edmund Burke's *Philosophical Enquiry into the Origins of Our Ideas of the Sublime and Beautiful*, 1756. Specific examples of travel writers include Uvedale Price, *An essay on the picturesque as Compared with the Sublime and the Beautiful*...[London:1810]; William Gilpin, *Three Essays on Picturesque Beauty*...[London:1794]; Joseph Mallord William Turner, *Picturesque Views on the Southern Coast of England* [London:1826].

²⁷ John Claudius Loudon who wrote the 'how to' text titled *The Suburban Gardener and Villa Companion* [London:1838] was a noted influence to American designers Andrew Jackson Downing and Frederick Law Olmsted. Tom Williamson, *Polite Landscapes: Gardens and Society in Eighteenth-Century England* [London and Baltimore, MA: Johns Hopkins University Press, 1995], p. 165-166.

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Perhaps it was this early interest the natural beauty of Eagle Point that meant the lack of development on the bluff in the nineteenth century. Interest peaked in terms of picturesque qualities of the 'Point' in the early 1900s. Oftentimes a visitor will lend a fresh eye to the beauty of a place while the local may find it mundane or ordinary. The person who opened the eyes of many Dubuquers to its urban potential was Charles Mulford Robinson, one of the national leaders in the City Beautiful Movement.

The 'idea' of Eagle Point Park has its origins in a national popular development in the late nineteenth and early twentieth century called the City Beautiful Movement. 'The premise of the movement was the idea that beauty could be an effective social control device. "When they trumpeted the meliorative [sic] power of beauty, they were stating their belief in its capacity to shape human thought and behavior."²⁸ The movement was a reaction to the rapid influx of immigrants into the United States, the lack of healthy urban living conditions and diminishing public spaces in American cities due to rampant capitalism. The City Beautiful Movement sought to link notions of beauty with wellbeing and social order. The origins of the movement commenced with the creation of the grounds and infrastructure for the World Columbian Exposition of 1893 in Chicago and included architects and landscape architects such as Daniel Burnham and Frederick Law Olmsted. Parks were central to the City Beautiful impulse and to Burnham's sense of civic harmony.

"Fifty years ago," he explained, "before population had become dense in certain parts of the city, people could live without parks, but we of today cannot." Good citizenship, he argued, was "the prime object of good city planning." Civic renewal more generally, Burnham believed, could provide healthy activities to those citizens who could not afford extensive traveling and who thus depended on the city for recreational and cultural enrichment.²⁹

In turn, the City Beautiful Movement had its origins in the Public Park Movement which began in the middle of the nineteenth century. 'The urban parks of that era emphasized maintaining "picturesque" landscapes for "passive" use such as picnicking or touring to enjoy the scenery. The built environment was often minimal, consisting primarily of curvilinear carriage drives and winding walking paths from which to enjoy the views of the landscape. Bridges and other structures were kept low and horizontal in form, often using rock from the immediate area.

²⁸ William H. Wilson, *The City Beautiful Movement* [Baltimore: Johns Hopkins University Press, 1989] p. 80.

²⁹ <http://www.encyclopedia.chicagohistory.org/pages/61.html>

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Rather than creating facilities for specific uses, large meadows and open spaces were provided to support an array of activities³⁰. This movement abandoned the orderly and contrived format of the formal garden in favor of one which drew its influences from the natural world – no

longer nature subservient to man but man in harmony with nature. Later in the nineteenth century saw the rise of the Arts and Crafts Movement, which like the Public Park Movement, ‘arose out of concern over the effects of the advancing Industrial Age. Proponents believed that mass production threatened people’s appreciation of natural materials and craftsmanship. The use of natural materials, as well as an emphasis on simplicity in form, line, and function, made Arts and Crafts Architecture fit well in natural settings.’³¹ The Chicago fair of 1893 was an immense stimulus to this popular movement.³² Although urban planning on a grand scale had been in place in Europe for many years, the first expression of this monumental style in the United States was found at the World’s Columbian Exposition of 1893 in Chicago. After the Great Fire of 1871, the city was essentially a blank canvas.

‘The fair introduced the concept of a monumental core or civic center, an arrangement of buildings intended to inspire in their beauty and harmony, as well as the beginnings of comprehensive city planning--although in many cases the city planning was directly only at the monumental core and public parks, rather than addressing zoning issues or affordable housing.’³³ Here one could observe the contrast of the styles of formalism and naturalism in the City Beautiful Movement. ‘The neoclassical grandeur of the Central Basin was amplified by the imposing Beaux-Arts buildings surrounding it while relief from the architectural imperiousness (and raucous crowds) could be found in the heavily wooded shores of the lagoon and the wooded island, where sinuous paths wound through apparently natural growth...’³⁴

³⁰ www.fs.fed.us/recreation/programs See also Jordan, Harriet. “Public Parks, 1885-1914”. *Garden History* 22.1 (1994): 85–113.

³¹ www.fs.fed.us/recreation/programs See also Jordan, Harriet. “Public Parks, 1885-1914”. *Garden History* 22.1 (1994): 85–113.

³² Frederick Law Olmsted, Jr. ‘The Town-Planning Movement In America,’ *Housing and Town Planning. The Annals* 51 (January 1914):172-181, p.177.

³³ <http://xroads.virginia.edu/~cap/citybeautiful/city.html>

³⁴ Robyn S Karson, *A Genius for Place: American Landscapes of the Country Place Era* [Amherst, MA: University of Massachusetts Press, 2007] pp.17-18

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The City Beautiful Movement was a model for early city planning and architectural unity and produced a strong advocate in the form of Charles Mulford Robinson, who wrote the following in his influential article on the fair. ‘...the thing that differentiated this Exposition from all others was external beauty, that which was to be seen from the winding lagoons, the promenades, and courts and plazas. To them one inevitably returned on his first day’s journey in search of the picturesque.’³⁵ Robinson’s florid account of the Fair touched civic leaders across the nation and propelled his new profession as a ‘civic advisor.’ He published his first major book on the subject, *The Improvement of Towns and Cities*, in 1901 which was a pivotal text for urban revitalization across the nation. Robinson’s influence was profound and widespread through the dissemination of his published works on the discipline of urban planning to his appointment as the first Professor for Civic Design at University of Illinois at Urbana-Champaign, one of two universities offering courses in urban planning with the other being Harvard.³⁶ Charles Mulford Robinson was a native of Rochester, NY and after finishing his studies at the university there he traveled to Europe, where the cities he visited will be the inspiration for later studies and recommendations to American cities.

He began his career as a journalist in Philadelphia publishing articles in journals such as *Atlantic Monthly* and *Harper’s Magazine*. His move to Boston in 1903 was followed by the publication of *Modern Civic Art* in the same year. ‘His growing success led him to contribute to *The Architectural Record*, *The Boston Transcript*, *House and Garden*, *Landscape Architecture*, and *The American City*, among others. His third book *The Width and Arrangement of Streets* was later republished as *City Planning: with Special Reference to the Planning of Streets and Lots*³⁷. From Honolulu to Oakland, CA to Denver, Cedar Rapids and Dubuque, concerned citizens asked Robinson for his expert advice in resolving their urban ills and he published reports on how to reimagine their communities. Robinson’s *Report for the Improvement of Dubuque, Iowa* was presented to the joint committee representing Dubuque Commercial Club, Civic Division of Dubuque Woman's Club, and the Trades and Labor Congress. In this report, Robinson advocated for the creation of a park commission and development of large parks throughout the community. He concurred that there was a lack of green space in Dubuque, with only two squares – Washington Park and Jackson Park.

³⁵ Charles Mulford Robinson, ‘Fair as Spectacle,’ in R. Johnson, ed. *A History of the World’s Columbian Exposition*, vol. 1, New York: D Appleton and Co. (1897): 493-512; p.498.

³⁶ Robinson’s other works are *Modern Civic Art, or the City Made Beautiful* [New York: G.P. Putnam's Sons, 1903], *The Call of the City* [San Francisco and New York: Paul Elder & Company, 1909] and *City Planning* [New York: G.P. Putnam's Sons, 1916].

³⁷ <http://tclf.org/pioneer/charles-mulford-robinson>

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In his report he noted the glaring absence of large urban parks, neighborhood parks and recreation grounds. And throughout this report one can note his fondness for the physical beauty of the city and its natural ability to provide natural advantages to the development of parks:

It [Dubuque] occupies a wondrously beautiful location, nature not only pressing it around with varied and picturesque scenery, but thrusting beauty of bluff or river or view into its very street system, so that throughout the whole city one can hardly ever be forgetful of the natural beauty of the site.³⁸

Robinson's chief concern was Dubuque needed to create a park 'system' that was harmonious and could meet the needs of all of its citizens. According to other theorists of the time, 'public parks served to inspire republican virtue in several forms: civic pride, social contact, especially between people of diverse backgrounds; a sense of freedom; and finally, common sense (as in aesthetic standards and public taste).³⁹ Robinson was both a theorist and activist, strongly advocating for the creation of public parks, and in Dubuque he clearly defines the impediments in Dubuque and suggests the creation of a park commission as the first order of business.⁴⁰ Eagle Point Park is the type of green space that Robinson defined as a 'large country park, that inviting people out of doors give to them the greatest possible change from urban conditions' and then insisted upon the implementation of parkways to move people comfortably from one park to another.⁴¹

The last of a three article series titled 'Improvement in City Life' was highly influential and propelled Robinson's profession as civic advisor while focusing on predominate urban problems and advocating for the inclusion of green spaces with the addition of parks and tree lined streets and boulevards.⁴² In his report on the city of Dubuque, Robinson outlines urban improvement on the whole, but the primary reason for which he was hired was the avocation of large public parks in the city, of which Dubuque was clearly deficient.

³⁸ Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa*, 1907, p.3.

³⁹ Carmona, Matthew and Tiesdaell, Steven, eds. *Urban Design Reader* [Burlington MA: Archit4ectural Press, 2007] p. 154

⁴⁰ Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa* [1907] p.7.

⁴¹ Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa* [1907] p.5.

⁴² Charles Mulford Robinson, 'Improvement in City Life: Aesthetic Progress,' *Atlantic Monthly*, 83 (June 1899) 771-785, p.771.

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He suggests carefully choosing a site not only because of its aesthetic value, but the financial considerations need to be first and foremost. He first suggests Kelly's Bluff, but if that cannot be acquired then obtain the area which is now Murphy Park, on the south end of town⁴³. He then goes on to state that there had already been an interest in the community to develop public park on Ham's Island and discusses the reasons why building there would not be beneficial to the city and then recommends Eagle Point.

With respect to other locations, there is, beginning at the north, in Eagle Point an extraordinarily noble site, the great wall of rock rising sheer from almost the river's edge and affording superb views up and down the stream. The street cars now go to the foot of a ravine, whence an easy ascent can be made, if one does not care to climb the more abrupt but by no means difficult sides...from further along on Seventh Avenue [now Lincoln Avenue], the hill can be reached from behind at no severe grade, so affording a pleasant loop drive. The rolling upland that forms the back of the bluff is covered with an oak grove, already sufficiently thinned for park purposes, while such a park as this demands no elaborate development of planting. Its own wild beauty and stunning view, when roads and paths have given it accessibility, would make it a park of which any city in the world might well be proud. Let this go for building sites or an institution, and the citizens of Dubuque will never cease to regret the lost opportunity; secure it, and the wisdom of the mayor and aldermen responsible therefore will forever be chronicled in the city's history.⁴⁴

⁴³ Kelly's Bluff is above St Raphael's Church and School on St Mary's Street, between Emmett and Third Streets. Murphy Park is off South Grandview, just south of Highways 151/61

⁴⁴ Charles Mulford Robinson, *A Report for the Improvement of the City of Dubuque, Iowa*, 1907, p.15-16.

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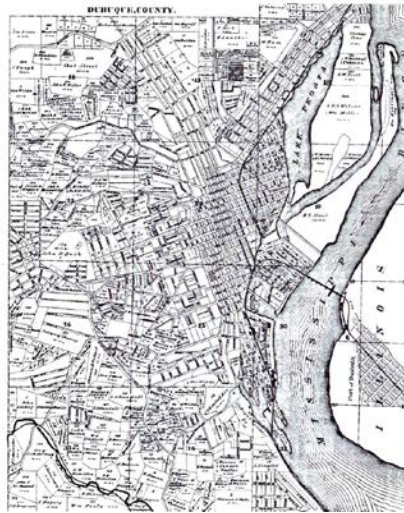


FIGURE 33 Ham [Hamm] Island can be identified in the upper right quadrant of the map to the right of Lake Peosta. Source: Andreas' illustrated historical atlas of the State of Iowa, Chicago, Andreas Atlas Co. 1975, p 111.

According to Robinson, the Eagle Point site was accessible and essentially ready made for a public park. As a result of his thoughtful assessment of the city's needs, Robinson's services were retained by the city for the design of the park and the city as a whole. In fact many of Robinson's directives in his report on the city of Dubuque were later utilized. For the job of designing the park, the services of Charles Nassau Lowrie were retained.

Charles Nassau Lowrie (1869-1939) was a Yale graduate of civil engineering in 1891 and a founding member of the American Society of Landscape Architects and its president from 1910 to 1912, and was active in the Society throughout his life. For thirty years, he was the landscape architect for the Hudson County Park Commission in New York and designed the master plan for the campus of Penn State University.⁴⁵ Some of his earliest studies were for state parks but he became known primarily as an authority on municipal parks and recreational areas. For thirty years he was landscape architect for the Hudson County Park Commission in New Jersey. He was on the Fine Arts Commission of the State of New York for some six years and in 1938 became by appointment the first landscape architect on the Art Commission of New York City.⁴⁶

⁴⁵ <http://tclf.org/pioneer/research-query/charles-nassau-lowrie>

⁴⁶ Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* [Cambridge, MA and London: Harvard University Press, 1971] p.388

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FIGURE 34 Southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque IA.

Together with Robinson, Lowrie will create a design for Eagle Point Park which took advantage of the site's natural qualities with few exceptions. The actual plan for the park is enormous – two 4'x4' panels – defining the key features for the park. [Figures 34 and 35] The southern and northern entrances to the park are delineated and multitude of paths and trails are delineated in the body of the park. Additionally, the location for the 'Gate of the Rocks' staircase is identified which ascended from the end of Lincoln Avenue linking it to the historical bluff known as 'Eagle Point' as seen in Figure 36.

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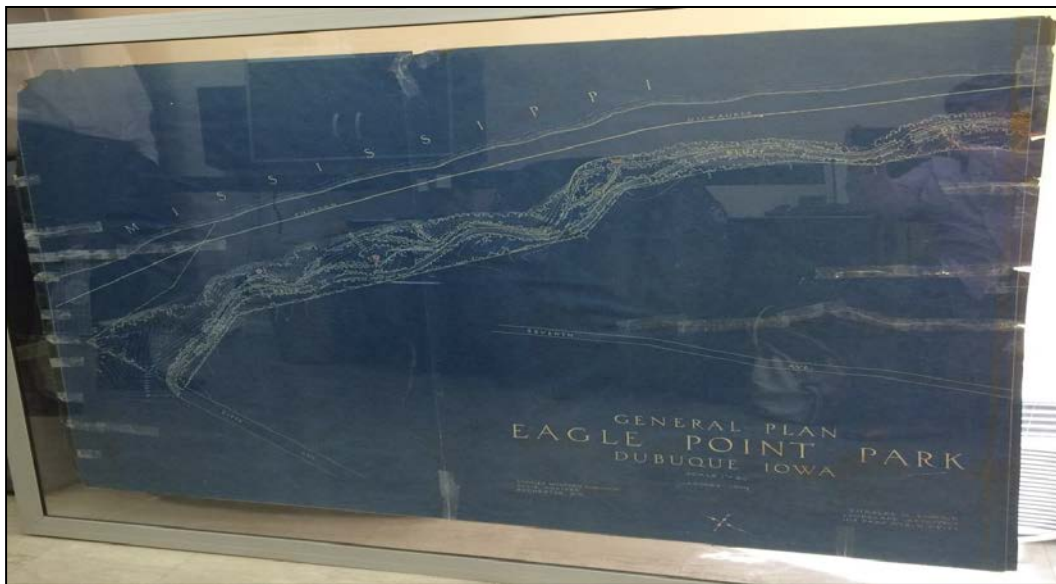


FIGURE 35 Northern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Lowrie, Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque, IA



FIGURE 36 Detail of the southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Source: Lowrie, Charles Nassau and Robinson, Charles Mulford Plans. City of Dubuque Parks Division, Dubuque, IA

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The park's earliest local advocate was Judge Oliver Shiras. In 1908, Shiras chaired a committee to obtain the property for the park from A. L. Rhomberg for the city of Dubuque. Many in the city thought that the park should be named after Shiras, but the judge deferred to the legend of Eagle Point.⁴⁷ Initially the park opened with only a few amenities such as a fence was erected along the bluff for safety. Tables and hitching posts were installed, and Eagle Point Park opened in 1909, near what is now the intersection of Shiras and Rhomberg avenues. In the very same year Lowrie and Robinson were employed to create a formal design for the site.

During the park's early history, the entrance was quite different than it is today as indicated in Figure 32. The entrance area included intersecting paths and roads, including a bridge which spanned the streetcar line. The circular drive traces the former turn around for the streetcar which served the park from 1912 to 1932. The park was serviced by the Dubuque Street Railway Company which was founded in 1867 and Joseph Rhomberg was one of its early leaders and investors. 'In the early 1900s service became more elaborate and popular. Eighty- five cars were placed into service with specialized summer cars that allowed breezes to cool the riders.'⁴⁸ The drive down Rhomberg Avenue would have been enhanced by passing through the 'Cathedral of Elms,' an avenue of elm trees extending eighteen blocks and planted by Joseph Rhomberg in the 1880s.⁴⁹(Figure 37)



FIGURE 37 'Cathedral of Elms' on Rhomberg Avenue, first half of the twentieth century. Source: The Encyclopedia of Dubuque, Dubuque, IA: First National Bank, 1991.

⁴⁷ Andy Piper. 'Beauty on the Bluffs Holds Legacy,' *Telegraph Herald* (Sunday, July 26, 2009), p.1

⁴⁸ <http://www.encyclopediaofdubuque.org/index.php?title=ELMS>

⁴⁹ Unfortunately all of the elms on Rhomberg and throughout most of the city were destroyed by Dutch Elm disease which began in the 1940s and reached its peak in 1968. The majority of the trees were never replaced.

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The expanded use of automobiles led to the discontinuation of trolley service beginning in 1931 with the Eagle Point Line to be final line closed.⁵⁰ Although trolley service ended, the route was replaced by buses which operated to the stand until the 1980s. An early postcard of the park entrance (Figure 38) shows that there was no shelter, planter or statue of an eagle at this locale.



FIGURE 38 Early twentieth century postcard of 'Entrance to Eagle Point Park Dubuque.' c1915. Source: The Encyclopedia of Dubuque, Dubuque, IA: First National Bank, 1991.

The early plan of the park emphasized its picturesque qualities and satisfied the public's notions of entertainment and the appreciation of its aesthetic naturalness.



FIGURE 39 Early twentieth century postcard of 'Eagle Point Drive'. Source: Collection of Dr. Julie Schlarman.

⁵⁰ "Start Move to End Streetcar Service Here," *Telegraph Herald*, May 12, 1931, p. 1.

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The formal attributes desirable in public park design were the dominance of nature over the built, with paved walks and roads to move the viewer throughout the space. This was a passive activity; a place to take in nature's beauties. Within a day of the park's opening, a local newspaper published a list of rules for behavior in the park which prohibited untethered horses, alcohol and vulgar language.⁵¹ Later custodians of Eagle Point Park were sympathetic to its early use and a great deal of Lowrie's original plan remains intact. The tree lined roads through the park can be identified on the 1909 plan, with the southern end of Kramer Circle Drive and Ravine Road [Southern Gate Road] being the only significant changes. Eagle Point Drive was partially lined with Lombardy pines, one of the favored elements of the picturesque landscape. (Figure 39) There were parts of the 1909 plan that went unfinished, but this was confined to the southern end of the park and included recreational facilities and which were then added in the 1930s after Caldwell's departure. Lowrie had planned a playground in this region of the park, well removed from most of the picturesque features such as the Bluff's Edge Promenade and the Meadow.

The sheer rock face which is one of the defining natural features of the park is historically known as ‘Eagle Point.’ The naming of the bluff goes back to 1828-1829. As the legend goes, a man discovered an eagle's nest in a tree near the town of Dryden, NY, east of Ithaca. The young eagles were captured when the tree was cut down. One of the eaglets was given to Roswell Randall of Courtland Villa, NY, who carefully raised the bird over the next two or three years. He later gave the bird to a neighbor, William Bassett, a local engraver and silversmith.

On the Fourth of July 1831, Bassett released the bird after riveting around one of its legs a silver clasp that read, “To Henry Clay, Louisville, Ky., from Wm. Bassett, Courtland Villa, Courtland County, N.Y.” On July 11, 1831, according to a story that appeared in western newspapers, a large bald eagle was shot by a Native American on a towering bluff on the western shore of the Mississippi River. The eagle, measuring an immense seven feet three inches from wing-tip to wing-tip carried the silver band attached by Bassett in New York.⁵²

⁵¹ TH May 10 1910 p10 'Park Rules are Given to the Public'

⁵² Oldt, Franklin T. **The History of Dubuque County, Iowa**. Chicago: Western

Historical Company, 1880, Online:

<http://books.google.com/books?id=u9xDAAAYAAJ&pg=PA464&lpg=PA464&dq=Burton%27+s+Furnace+%28dubuque+history%28>

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Since that date, the site of the eagle's death has carried the name Eagle Point and was first adopted by Mathias Ham for the name of his proposed town below the bluff and later as the name of the city's largest park. This site is identified on the Robinson/Lowrie 1909 plan for the park (Figure 36) and became the site for the construction of the Shiras Memorial in the 1920s. The 'Point' sits lower than the rest of the bluff's edge and provides commanding views both up and down the Mississippi River. The bluff also served as a navigational landmark in the nineteenth century and can be noted in Mark Twain's pivotal tome on piloting the river.



FIGURE 40 Postcard of Shiras Memorial Shelter on Eagle Point and demolished Wisconsin High Bridge, c1965. Source: Collection of Dr. Julie Schlarman.

We noticed that above Dubuque the water of the Mississippi was olive-green – rich and beautiful semitransparent with the sun on it. The majestic bluffs that overlook the river, along through this region, charm one with the grace and variety of their forms, and the soft beauty of their adornment. The steep, verdant slope, whose base is at the water's edge, is topped by the lofty rampart of broken turreted rocks, which are exquisitely rich and mellow in color – mainly dark brown and dull greens but splashed with other tints.⁵³

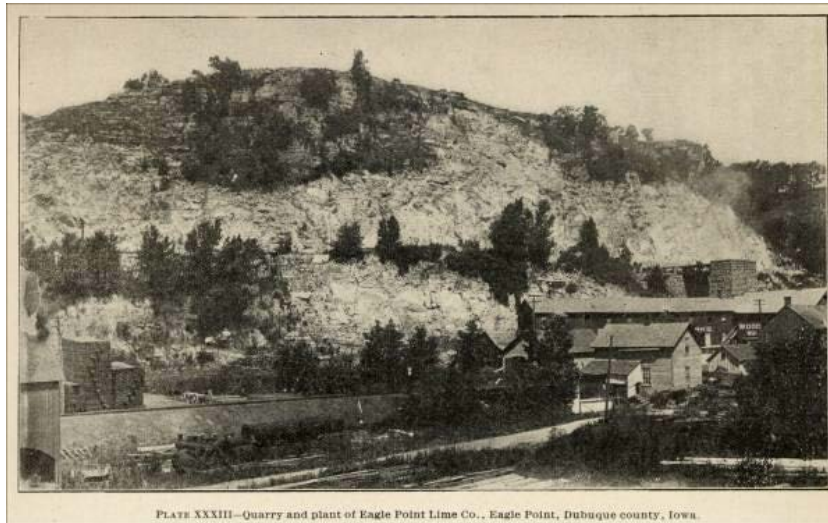
⁵³ Mark Twain, *Life on the Mississippi*, [New York and London: Harpers Brothers Publishing, 1903] first published in 1874; pp.431-432.

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County Iowa, 1906. Source: Iowa Geological Survey, Vol. XVII, 15th Annual Report 1906

Figure 39 provides insight into the condition of ‘Eagle Point’ at the time of Charles Mulford Robinson’s visit to the city and certainly informed his resulting report on its urban conditions. This photograph was taken from the western riverbank facing northwest towards the quarry which would provide so much of the stone for the park and eventually for the creation of Lock and Dam #11. One can note the relative sparsity of trees in on the bluff; this however is not unusual in this district as much of the area was deforested during the 19th century for construction of homes and boats as well as the smelting of lead.

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FIGURE 42 Bluff's Edge Promenade from Riverfront Pavilion; camera facing east. Source: Photo by Dr. Julie Schlarmann June 2015.

'Eagle Point' became the southern site of the Bluff's Edge Promenade and the Robinson/Lowrie plan notes three distinct sites from which to take in the views of the river along this winding walkway. The panoramic views one would encounter in the park were an important element of the park's City Beautiful origins. Figure 43 is a rare photograph of the belvedere designed by Charles Nassau Lowrie as a historical marker for the position in the promenade known as 'Eagle Point.' The structure can be identified in the Robinson/Lowrie plan of 1909 by its unique hexagon design and the footprint of this structure is the only thing that remains with the spot marked today with a mechanical viewer. (Figure 44) A promenade is a quintessential element of the City Beautiful ethos because of the sense of community it infuses by flattening social class distinctions.⁵⁴

⁵⁴ Elizabeth Blackmar, *The Park and the People: A Story of Central Park* (Ithaca NY: Cornell University Press, 1992); p.133.

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FIGURE 43 Postcard of 'Belvidere at Eagle Point Park, Dubuque IA', c1940. Source: Encyclopedia of Dubuque. 1991



FIGURE 44 Site of former 'Belvidere;' Bluff's Edge Promenade with mechanical viewer; camera facing east. Source: Photograph by Dr. Julie Schlarman October 9, 2015

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In the early years of the park history the promenade was linked to a riverside stairway which was embedded in the bluff with major portions of the feature beyond repair today. ‘The Gate of the Rocks’ as titled on the Robinson and Lowrie plan provided access from the former swimming beach on the river’s edge to the park.

Figure 45 is a midcentury postcard illustrating this popular feature. The stairs became less used when the beach was eliminated with the construction of the lock and dam in the late 1930s. As automobile usage increased, the stairs fell into disrepair and were finally closed in the 1960s. Major sections of the lower portion of the stairway were completely obliterated when a local business man blasted the bluff to make a high-rise apartment building on the site of the old tollbooth.⁵⁵

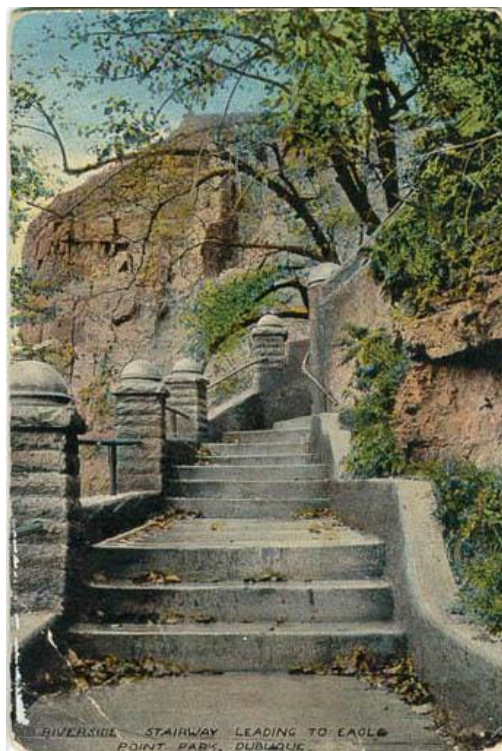


FIGURE 45 ‘Riverside Stairway Leading to Eagle Point Park, Dubuque’, Source: The Encyclopedia of Dubuque 1991

⁵⁵ Parks, Bryce. ‘Bryce’s Version of World Events,’ *Dubuque 365ink* (April 6-20, 2006): 4. Also see *Big River Magazine*, January-February 2007, p.30.

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One clue that the 'Gate of the Rocks' was still in full use during the 1940s was the installation of a water fountain at its top and along a path which lead to the Shiras Memorial. As noted previously, Shiras Memorial marks the historic site of 'Eagle Point' and pays honor to the man who was largely responsible for the construction of the park, Judge Oliver Shiras. Classically inspired architecture was a dominant feature of City Beautiful landscapes and drawings from Dubuque's Park Department illustrates the desired plantings, ornaments and details on the Memorial.⁵⁶ (Figure 46) The Memorial was not faced with rubble as illustrated in the elevation but with the 'rough cast' concrete as shown on the precipice wall. It is unknown whether the decorative urns and fountain were utilized in the finished design of the structure. Despite these omissions or alterations Shiras Memorial has maintained a high degree of its original fabric and thus its historic significance.

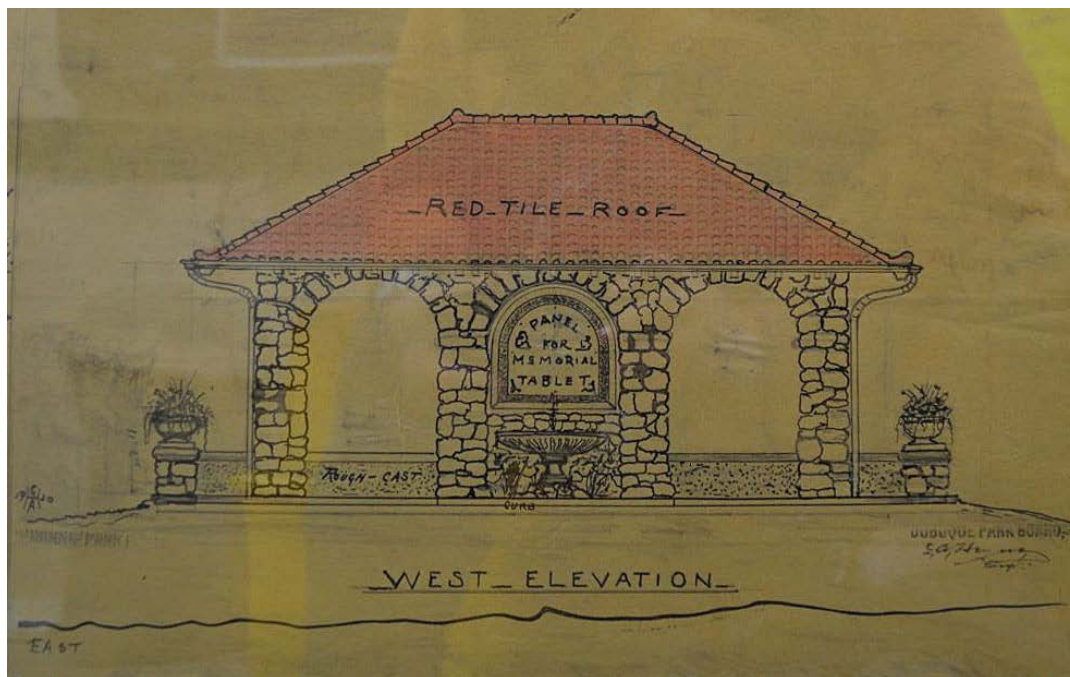


FIGURE 46 Detail of 'Shiras Memorial Shelter' plan and elevation. Source: Photograph by Dr. Julie Schlarman October 1, 2015

⁵⁶ Heyne, G.A. drawings and plans. City of Dubuque Parks Division, Dubuque, IA.

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Creating the northern terminus of the Bluff's Edge promenade is Riverfront Pavilion, the oldest structure in the park. As previously noted the pavilion was designed by European born architect John Spencer in a style defined as Craftsman with characteristics of the Arts and Crafts style of the architect's native England. One of the elements of the building's design which points to his homeland was Spencer's approach to the limestone piers. This treatment of the material can be noted in the garden architecture at English estates such as Stowe, Chiswick and Studley Royal. This manipulation of the native stone was to imitate the character of the Italian/Roman stone known as tufa, which has either been used or imitated in rural architecture in England for hundreds of years. This technique of rusticated stone was truly rare to the Midwest and to Dubuque in particular where the fabrication with limestone for domiciles and retaining walls is typically dressed or rough faced and laid in a regular bond. With the retention of its originality, less the parapet ornamentation on the roofline, Riverfront Pavilion plays a significant role in the history of the park. Its inclusion of the 1909 Robinson/Lowrie plan further defines its historic significance.

Additionally the pavilion is still used for its original function. Riverfront Pavilion is heavily used in season for large groups and celebrations. The annual official opening of the park has been the Northeast Iowa Boy Scout Council Order of the Arrow's Mother's Day Pancake Breakfast which has been held in the Riverfront Pavilion for 58 years.



FIGURE 47 Postcard of 'Old Log Cabin' shelter at Eagle Point Park, c.1950. Source: The Encyclopedia of Dubuque, 1991

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Oftentimes public parks would contain mementoes of a community's early history and Eagle Point Park was no exception. The Louis Arrandeaux Log House [1827], considered to be one of the oldest settlement era structures in the state, was moved from its original location on Second and Locust Streets to Eagle Point Park where it served as a picnic shelter. [Figure 47] After some consideration and a disapproving public, the cabin was moved again to its present location on the grounds of the Mathias Ham House in 1967.⁵⁷ The site of the Log House was vacant for some years until the Eagle's View Pavilion was built in the 1970s due to the high demand for covered shelters in the park.

The park's wading pool is still one of the most popular places on those hot sultry summer days which are quite common along the Mississippi River Basin. It can be determined that this feature pre-dates the Caldwell era as there is a plan in the collection of his drawings which suggested improvement to the decking surrounding the feature.⁵⁸ Although this is not a feature which appears in the 1909 plan [there was a music stand proposed for this location], the wading pool construction indicates a change in the functions of the park by the 1920s with a move towards more recreational usage of the park. Another recreational feature which does not appear in the Robinson/Lowrie plan was two tennis courts. These courts were destroyed in the 1930s to create the parking lot which served the six new tennis courts to the west. The Meadow was the only site in the 1909 plan with a recreational function which was actually built, since the playground and recreational area on the southern part of the park were never constructed as previously noted.

Throughout the park's history there has been care and consideration made to the trees and wildlife contained therein. Significantly the park is a continuous record of the favored plantings and trees throughout different stylistic landscape eras in the American Midwest. Included in this landscape are the preservation of the native species and the introduction of both compatible and incompatible non-native species. The park has an exceptional collection of natural vegetation and wildlife, with some of its trees dating back to before the park's existence. The following passage from the *Telegraph Herald* in 1934 documents the trees and shrubs during the earliest period of the park's history and additions during the WPA era.

⁵⁷ http://www.encyclopediaDubuque.org/index.php?title=LOG_CABIN

⁵⁸ DUMA G1, 1934; Caldwell, Alfred drawings and plans. Dubuque Museum of Art [DUMA], Dubuque, IA.

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Among the native trees that nature itself has placed within the confines of Eagle Point park are red oak, black oak, white oak, burr oak, white birch, black cherry, pin cherry, choak cherry, hawthorne crab apple, cottonwood, gray poplars [sic], linden, white elms, red elms, juneberry, aspen, willows plum and sycamore. Among the oaks white and black predominate, and there are some very fine groves of linden.

Among the trees that have been planted in the park are pines, spruces, junipers and sugar maples. All but the later were planted many years ago, and a number of sugar maples were planted this year. Native shrubbery that occur in the park include gray dogwood, red dogwood, smooth sumac, staghorn sumac, bittersweet, sheepberry, roses and many other varieties.⁵⁹

Today, the oaks still dominate the landscape, especially along the drives and shelters. Their canopies rise and spread as much as 80 to 100 feet. Most of the trees along the winding drives of the park can be noted to this early history and the picturesque qualities of the park.

The list which follows outlines the extant buildings and features which contribute to the park's historical significance during its early history. This includes two pavilions – Riverfront and Shiras Memorial – and picturesque features such as the promenade, meadow and drives. As previously noted, this thematic era extends from the inception of the park through the hiring of Alfred Caldwell in 1933. This era expresses City Beautiful design and its picturesque qualities to the creation of urban parks as well as the national efforts in the establishment and application of urban planning principles to towns and cities across the nation.

Influences of the Prairie School: The WPA, Alfred Caldwell and His Legacy 1934-1952

The second historic theme extends from the hiring of landscape architect Alfred Caldwell to the retirement of his former assistant and replacement, Wendelin Rettenberger in 1952. The general condition of the park during this era was one of improvements and adjustments for the changing needs of the park's visitors. The main purpose of the park also changed from the passive activities of strolling for appreciating the picturesque qualities of the scene to one focused on communal activities, such as picnicking, recreation, sports and yearlong usage. This era also marks a new style of landscape design, not completely alien to the park's picturesque qualities, but certainly one with a new stylistic approach.

⁵⁹ "Many Trees in Dubuque Centuries Old; Some of Them are Older Than City," *Telegraph Herald and Times Journal*, September 16, 1934, p. 3.

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The principles of the Prairie style of landscape gardening depend on the conservation of the native. According to the landscape movement's founder, Wilhelm Miller, those principles are: the conservation of native scenery; and restoration of local vegetation and the repetition of the dominate line, which in the Great Plains of the American Midwest is the horizontal.⁶⁰ This linear quality will be repeated in both the built landscape features and the formal qualities of the buildings. The landscape should be married to the architecture creating a seamless visual experience – as the land is long and low so should the structure. In the words of Miller, the design of the park/garden should meet the 'practical needs of the middle- western scenery, by restoration of local color, and by repetition of the horizontal line of the land or sky which is the strongest feature of prairie scenery.⁶¹

One of the greatest proponents of the new style of Prairie landscape design will be the Danish born Jens Jensen, who was also the teacher and mentor of the young Alfred Caldwell. Jensen is credited with creating over 600 parks and gardens in the Midwest during his career as well as being driving force in the establishment of the Illinois State Park system. Jensen was 'no longer content with harmonies of form, line, color and texture in the abstract sense, but chose instead to work with harmonies learned from nature's own arrangements of species within a given area.⁶² He was a conservationist and strove to create spaces which took advantage of the native species. It appears that the most influential of Jensen's projects for Caldwell and Eagle Park were features created for Columbus Park in Chicago [1910] – the council ring, the prairie stream and ledge garden. Jensen's use of council rings was established by the time of the Columbus Park creation. These circular benches provide insight into Jensen's notions of how the park would be used. 'Jensen believed that the democratic spirit was created when people came together, all seated at the same level around a central fire pit. For him, this seating arrangement suggested times with the early pioneers on the wilderness frontiers and with our Ameridian [sic] forebears at a council gathering.⁶³ As seen in Figure 45, Caldwell paid homage to his master with strong references to the waterfall and prairie stream at Columbus Park for his design for Eagle Point Park's fish pond and ledge gardens.

⁶⁰ Wilhelm Miller, *The Prairie Spirit in Landscape Gardening* [Amherst and Boston: University of Massachusetts Press, 1915] p.2.

⁶¹ Wilhelm Miller, *The Prairie Spirit in Landscape Gardening* [Amherst and Boston: University of Massachusetts Press, 1915] p.5.

⁶² Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore: The Johns Hopkins University Press, 1992); p10.

⁶³ Robert E. Grese, *Jens Jensen: Maker of Natural Parks and Gardens* (Baltimore: The Johns Hopkins University Press, 1992); p 82.

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The era of the Great Depression brought about massive government funded programs to put people back to work. The Civilian Conservation Corps [CCC] began in 1933 and employed professional architects and landscape architects to repair and improve the nation's parks and green spaces on the federal, state and local levels.



FIGURE 48 Jens Jensen's waterfall and prairie stream at Columbus Park, Chicago 1910. Source: Chicago Historical Society 'The electronic Encyclopedia of Chicago 2005

By March 1936, the WPA [Works Progress Administration – the successor to the CCC] employed 3.4 million people. When it ended in 1943, the program had funded 651,000 miles of road work, constructed or improved 124,000 bridges, 125,000 public buildings and 8,192 parks. Eagle Point Park was one of those parks chosen for improvement.

In 1934, after lobbying efforts by local citizens in Washington DC, Dubuque was awarded WPA monies for the employment of local persons. Officially known as Work Project #24, Eagle Point Park was slated for improvements and the grant required a professional as overseer of the project and its funds. A mutual acquaintance of a Park Board member recommended Alfred Caldwell for the position of park superintendent and overseer of the WPA project. When Caldwell visited with city officials and was offered the job on the spot, he conditionally accepted if he could design the buildings and gardens. Reportedly overnight he came up with

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the plans for the Stone Shelter [Indian Room and Restrooms]. In an oral history of Caldwell, the architect recounts this event.

“I don’t know where it came from. All they told me was, “This is a building. We’d like to have maybe heat in it. People come up into Eagle Point Park—it is a sublime park you know, way above the top of the Mississippi—and we’d like to have open fireplaces and people can sit and have a little party in the wintertime. You should always have that in mind. A stone shelter house.” In fact, that’s finally what I called it, the Stone Shelter House. Then he said, “There should be toilets in there somewhere.” The lower wing is just toilets on both sides. I don’t know how I got the idea, but I got it all that night. It all came, it all came. It’s not hard. I get the schemata of a building very easily. What takes the time is working all this out.”⁶⁴

Alfred Caldwell [1903-1998] worked for Jensen from 1927 to 1932 and then started his long and distinguished career as an architect and landscape architect, with other notable designs of the Lily Pond at Lincoln Park in Chicago and collaborations with Mies van der Rohe. He was a professor at Illinois Institute of Technology where he helped to establish their program in architecture and then moved on to teach for twenty years at the University of Southern California. The job for the City of Dubuque as Park Superintendent launched his career as a designer.

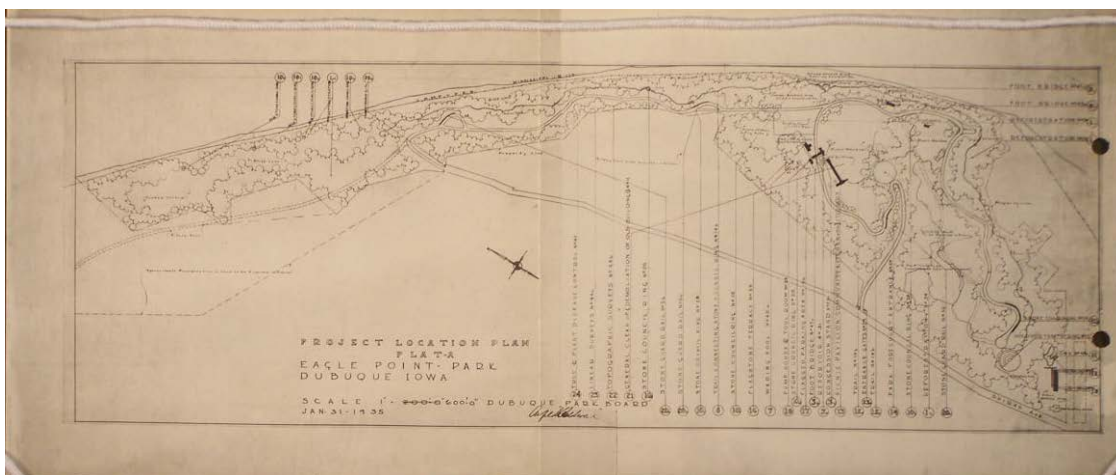


FIGURE 49 Caldwell’s ‘Preliminary Location Plan’ of 1935. Source: Dubuque Museum of Art DUMA A3, 1934.

⁶⁴ Oral history of Alfred Caldwell interviewed by Betty J. Blum, compiled under the auspices of the Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987. pp.46-47.

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Alfred Caldwell was hired in 1934 as Park Superintendent. His initial work was to assess the vegetation, resulting in the creation of horticultural garden to propagate native trees, shrubs and flowers. At the bottom of the southwestern bluff of the park and to the rear of the Park's greenhouses, Caldwell established terraces of stone and wood for the propagation of those plants and trees.⁶⁵ After his first year, he notes the changes to the park in a memo to the Park Board: ...the following projects have been under construction and are now in various stages of completion:

1. A stone shelter house with wings contains toilets and showers, the shelter building containing fireplaces on main and balcony levels.
2. A terrace garden constructed on stepped ledges above the last bluff of the park.
3. A series of stone Council Rings (one near completion). These rings provide camp fire, picnic facilities, each ring large enough for a group of 20 to 30 persons.
4. Reforestation, mainly in thinned work areas. The following plants were planted:

3200	10 ft.	Sugar Maple
800	10 ft.	White Birch
100	5 ft.	Walnut
600	3 ft.	Red Cedar
200	3 ft.	Juneberry
200	3 ft.	Sheepberry
300	3 ft.	Native Plum
300	2 ft.	Rosa Letigera

5. A nursery was established for the growing of native plants for park use.
6. Foundations for reservoir and pump house.⁶⁶

⁶⁵ 'Horticultural Garden Being Developed Here,' *Telegraph Herald* (November 4, 1934).

⁶⁶ City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA. Folder G, Alfred Caldwell, first year report, p2

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FIGURE 50 Landscaping around the Veranda Rooms, c1936-1940. Camera facing northwest. Source: Photo by Dr. Julie Schlarman September 14, 2014.

Caldwell's initial plans for the 'City in a Garden' project were elaborate and over time were scaled back out of financial necessity. Also, the functioning of the buildings in the complex will change drastically from the original intentions.

The Bridge Complex never contained a restaurant, dining rooms or a concession stand, but was continuously utilized as a picnic shelter. As seen in an early plan by Caldwell, the 'City in a Garden' project would include covered walkways, a geometric lily pond, restrooms, a covered shelter and a 226-foot-long picnic pavilion, illuminated with decorative lanterns.

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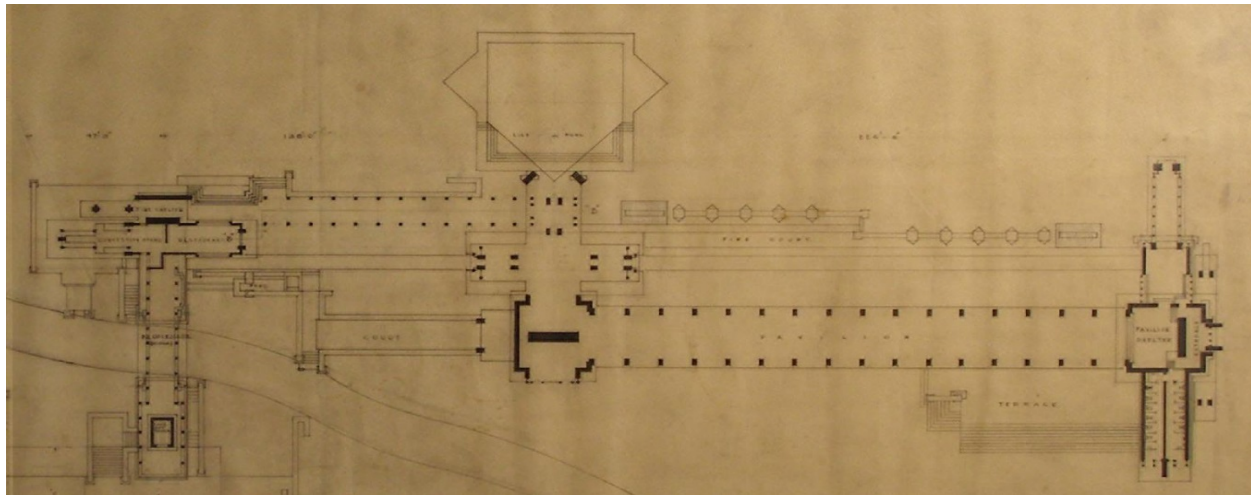


Figure 51 Detail of Caldwell's 'City in a Garden' plan showing the Bridge Complex on the far left. Source: Dubuque Museum of Art, DUMA A5, 1934.

At the end of his two year tenure as Park Superintendent, the staff of 200 WPA workers were nearing completion on the 'City in a Garden' landscaping, the Ledge Garden and Fish Pond with two council rings, horseshoe pits, and improvements to the wading pool. The only completed work in early 1936 was the Indian Room [and its restrooms], the easternmost council ring and the Bridge Complex.

Caldwell: There were three buildings. I would have done all that for years and years, but they wanted to hire a Dubuque man as the superintendent. I was obliged to go. I had carried them over this and so that came to an end.

Blum: How many of the shelter houses did you actually design and build?

Caldwell: I built all that they have. Later on they built another thing. I made a plan for it and they executed it. I saw a little piece of it when I was there, about twenty-five years ago. It wasn't very good, but it wasn't very bad either. That followed more or less what I wanted to do. What I really built was the Stone Shelter House [Indian Room], the bridge and reservoir, and a restaurant at the end of the bridge and reservoir [Bridge Complex]. That's two buildings and the bridge would be a third

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building. Then, I wanted to have a workshop for the staff of the park. When you have a rainy day what are you going to do with this staff of people? The only place they could go would be down the hill, all the way down on the bottom, and then an inadequate place there. I built this workshop and I made it very, very nice. It's a handsome building, a small building [Veranda Rooms]. That would make the fourth building. The terraces were nice, the paving was beautiful, that which I did. After I left they did some themselves that has been terrible. The stuff we did was very carefully done.⁶⁷

In the previous statement Alfred Caldwell clears up any misconceptions about his involvement in Eagle Point Park in Dubuque. Urban myth has misinterpreted the history of the park in many ways including attributing the Caldwell buildings to Frank Lloyd Wright and crediting Caldwell with all of the buildings in the park. In his own words he defines his contributions to the 'City in the Garden' features as well as the fish pond and ledge garden.

Caldwell was exceptionally exacting in his work and expected the same from his laborers. This attention to detail was extremely time consuming and was listed as one of the reasons Caldwell was dismissed from his position. The designer's brief tenure in the city of Dubuque left a lasting impression as expressed in the features completed after his departure, but he also had his share of critics as well.⁶⁸

⁶⁷ Oral history of Alfred Caldwell interviewed by Betty J. Blum, compiled under the auspices of the Chicago Architects Oral History Project, Department of Architecture, the Art Institute of Chicago, c1987; pp.46-47.

⁶⁸ The notion of a bridge structure in the park predates Caldwell's era and it is evident from the drawings in DUMAs collection of Caldwell drawings that he was aware of this feature. Plan A1 is a tracing in Caldwell's hand of the Lowrie/Robinson plan. Caldwell will later obliterate the original entrance and its features for the present entrance into the park. He was criticized for this action because of the destruction of old trees along the 'Ravine Road' which served as the original entrance.

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FIGURE 52 Alfred Caldwell [far left] inspecting stones for the floor of the lily pond, c1935.
Source: Telegraph Herald November 18, 1934.

Eagle Point Park won a national W.P.A. design award in 1936, and Franklin Delano and Eleanor Roosevelt visited the site during the 1936 presidential campaign. Upon seeing Caldwell's work, President Roosevelt remarked that "this is my idea of a worthwhile boondoggle." Caldwell was subsequently fired from this job, just as he would be fired from most of the jobs he would ever have.⁶⁹ Caldwell left a huge financial debt in his wake with the entire \$200,000 project fund (about \$2.9 million in today's dollars) spent and projects incomplete.⁷⁰

⁶⁹ <http://tclf.org/pioneer/alfred-caldwell/biography-alfred-caldwell>

⁷⁰ Andy Piper, 'Beauty on the Bluffs Holds Legacy,' *Telegraph Herald* (Sunday, July 26, 2009); p.1.

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Another contributing factor to Caldwell's dismissal was his removal of earlier elements in the park design, and in particular many beloved trees. Eagle Point Drive was partially lined with Lombardy pines, one of the favored elements of the picturesque landscape as seen in



FIGURE 53 Postcard of Lombardy pines on Eagle Point Drive, c.1920. Source: Collection of Dr. Julie Schlarman.

Figure 50. These pines were removed by Alfred Caldwell in 1935. The community was equally unhappy with the removal of hundreds of trees along the Ravine Road for the creation of the Southern Gate Road from its base at Shiras Avenue to the circular drive at the Streetcar Stand. The result of actions led to Caldwell's eventual dismissal from his position as Park Superintendent in early 1936.

The man who was selected to take over after Caldwell was one of his three assistants and Dubuque native, Wendelin Rettenberger. A great deal was completed under his lengthy term as superintendent – from 1936 to 1952. With Rettenberger at the helm, the 'City in the Garden', ledge garden and fish pond [not a small job] and the following projects were completed. Six new tennis courts were built to the specifications of the International Tennis Association just to the north of the Indian Room and the old courts were converted into a parking lot. Rettenberger added decorative elements to these mundane features including the staircase to the new courts and planters for trees in the new parking lot.

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In 1940 the park was annexed by the city of Dubuque. Subsequently the water tower, water mains and sewers were installed.



FIGURE 54 National Youth Administration Log Cabin project. Council ring, public restrooms, playground with Log Cabin Pavilion barely visible in center back. Source: Photograph by Dr. Julie Schlarman September 14, 2015.

At the south end of the park, Rettenberger supervised another large building project – the Log Cabin Pavilion, council ring, parking lot and public restrooms – completed between 1937 and 1939. He also had to do this without a large force of skilled labor since most of those workers had been moved from the park to the construction of Lock and Dam #11 just below the park. The National Youth Administration, a program which provided work and education for young people between the ages of 16 and 25, was engaged to construct the Log Cabin project.

In a letter dated December 10, 1937, Wendelin Rettenberger, then Park Superintendent, is pleading with the city of Dubuque for more resources since he has been informed by the WPA field engineer that the majority of his workers will be removed from their work at Eagle Point Park for the clearing of islands and bottoms on the Lock and Dam #11 project. This lengthy document outlines the needs for the park at this stage of its development, which includes tools, men, electricity and septic tanks for the Log Cabin complex. There was also a lack of stone, quarrymen and masons.⁷¹

⁷¹ Letter from Park Superintendent Rettenberger to Park Board, 1937. Folder G, City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.

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The final large scale project directed by Rettenberger was the directed towards safety concerns and the Bluff's Edge Promenade. In 1950, the bluff below the promenade was cleared and the edge of the bluff was shored up with limestone retaining wall, the installation of chain link fencing and the installation of coin operated mechanical viewers.

In terms of landscape changes during this period, a large collection of Black Maples were added after Alfred Caldwell cleared the old Ravine Road 'adjustments'. The maples were the dominant species added in the late 1930s. 'Nature aiding' was the main focus of these WPA and NYA projects, with women playing a major role with raising and transplanting from the city's nursery and greenhouses located along Lincoln Avenue.⁷²

The buildings and landscape features created in the park during this era are clearly of national significance. As noted in a survey of influential structures and places in Iowa by the Society of Architectural Historians, the authors note the 'Garden in the City' structures as a blend of both Wright and Jensen in his approach to architecture and the land and have high praise for their design. 'Just as William Steele and Purcell and Elmslie's Woodbury County Courthouse in Sioux City represents the high point of public architecture for the Prairie school, Caldwell's work at Eagle Point Park is a near-perfect summation of "organic" landscape architecture'⁷³

The list which follows outlines the extant buildings and features which contribute to the national significance of the park's history during the WPA, the leadership and influence of Alfred Caldwell. This includes seven buildings, recreational and landscaping features. As previously noted, this period of significance runs continuously from the hiring of Alfred Caldwell in 1934 to the retirement of Wendelin Rettenberger in 1952. The need to express the continuity of place is imperative to protect the park's impressive collection of old trees. As noted in a 1930s article the stands of trees and natural vegetation were historic as well. 'Those that know the lore of trees have told us that in Eagle Point park and elsewhere are trees that have lived more than two centuries...'⁷⁴

⁷² 'Dubuque's Eagle Point – 164 Acres of Beauty,' *Telegraph Herald* (1960): 1, 34.

⁷³ Gabrielle Esperdy and Karen Kingsley, eds. *SAH Archipedia* [Charlottesville: University of Virginia Press, 2012]. David Gebhard and Gerald Mansheim, *Buildings of Iowa* [New York: Oxford University Press, 1993] pp. 89–90.

⁷⁴ "Many Trees in Dubuque Centuries Old; Some of Them are Older Than City," *Telegraph Herald and Times Journal*, September 16, 1934, p. 3.

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Post World War II Optimism: The Baby Boom and Community Concerns 1953-1965

As noted in the later years of the previous period of significance, the functioning of the park was changing with trends in Post-World War II America. The economy was booming and so was the population. The motivating force was returning GIs and efforts to provide them with affordable housing. In post WWII America, there was a shortage of nearly 2 million homes. During the Depression and war years, young people were living with parents and extended families were the norm. Through government programs such as the GI Bill, independent housing in the form of FHA [Federal Housing Administration] approved Cape Cods and Ranch style homes popped up in great numbers across the country. These were new communities with planned neighborhoods which included parks, churches and schools.⁷⁵ Another notable phenomenon was the transition from city to suburb. According to social scientist and historian Kenneth Jackson, by 1960 forty percent of the population lived in suburbs, nearly double the number as before the war. Those suburbs also changed in five different ways. They were now: More remote from the city center, lower density, generic design, more affordable, and lacking in diversity⁷⁶

Dubuque did not vary much from the national norm. The city grew away from the downtown area. There were planned neighborhood of 'ticky tacky' houses⁷⁷, most notably the John Deere subdivision off Hillcrest Avenue and adjacent to the newest city park, Flora. 'The Committee on Hygiene and Healthful Housing of the American Public Health Association (1948) published Planning the Neighborhood, a book of standards that codified open space requirements in urban areas and promoted local and neighborhood parks in proximate relationships with local schools.⁷⁸ But the majority of suburban development in Dubuque did not include direct and immediate access to parks, which put pressure on existing parks like Eagle Point to provide recreation for these growing families.

⁷⁵ Ames, David L. 'Interpreting the Post-World War II Suburban Landscapes as Historical Resources' <http://www.nps.gov/nr/publications/bulletins/suburbs/Ames.pdf>

⁷⁶ Kenneth Jackson, *Crabgrass Frontier: The Suburbanization of the United States*. 1st ed. [Oxford and London: Oxford University Press, 1987] p.90.

⁷⁷ Lewis Mumford, *The City in History: Its Origins, Its Transformations and Its Prospects* [San Diego, CA, New York and London: Harvest Press, 1961] p. 499-503.

⁷⁸ Tridib Banerjee, 'The future of public space: beyond invented streets and reinvented places' in Matthew Carmona and Steven Tiesdaell, eds. *Urban Design Reader* [Burlington MA: Architectural Press, 2007] pp.155-162 .

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Landscape historian Galen Cranz describes park development from 1930 to 1965 and the era of the ‘Recreational Facility’ – ‘recreation because of the emphasis on activity and ‘facility’ because it is essentially no longer a park in the sense of having a lot of green areas with a lot of land around them.’⁷⁹ The park is now a place to go and do sports, games and other communal activities such as birthday parties, wedding receptions and family reunions. The features added to Eagle Point Park answer these needs – Open Air Pavilion for large gatherings, playgrounds with equipment spotted throughout the park and the Band Shell for community theater and musical entertainment. A newspaper article identifies the active community use of the Band Shell. The Shell was designed for good acoustics with a huge sweeping roof and a high base platform. It is here that the Eagle Point Players perform several one and two-act plays in the summer under the apprenticeship of the recreation department. It is here too that nine concerts were played this past season. The Dubuque Community Band offers six of these, Senior High, Wahlert and Loras College each contribute one concert.⁸⁰ Likewise in the 1960s, Richard Kramer was the superintendent and noted that they planted 100 to 125 trees in Eagle Point every year. This included ash, hackberry, sycamore and two or three varieties of maple.⁸¹

Archeology

A Phase IA archaeological investigation was conducted in 2013 by the University of Iowa’s Office of the State Archaeologist at Eagle Point Park, Site 13DB1 and adjacent site 13DB363, Sections 7 and 18, T89N-R3E, Dubuque County, Iowa. A large amount of archival material relating to the sites was reviewed and documented noting a potential to yield prehistoric and historic archeological resources. The OSA report determined the need for a Remnant Mound Survey and a Phase 1 Archeological Survey to locate any prehistoric or historic cultural resources in the park landscape.

The City of Dubuque received a State of Iowa Certified Local Government Grant to conduct a Phase I Intensive Survey and Evaluation of Eagle Point Park. The investigation was completed in distinct steps, including LiDAR analysis, geophysical survey, cadaver dog survey, surface reconnaissance, Oakfield Probe testing, and auger/shovel testing in the ridgetop areas previously identified as having the highest potential for mound remnants. Maps were generated from the geophysical survey and dog walkover, and hotspot areas were subjected to subsurface testing. Additional follow-up auger testing was also completed across the ridge.

⁷⁹ Galen Cranz, ‘Urban Parks of the Past and Future.’ <http://www.pps.org/reference/futureparks/>

⁸⁰ ‘Dubuque’s Eagle Point – 164 Acres of Beauty,’ Telegraph Herald (1960) p.1.

⁸¹ ‘Dubuque’s Eagle Point – 164 Acres of Beauty,’ Telegraph Herald (1960) p.34.

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In addition, a Phase I intensive archaeological survey was undertaken in a larger area along the park's side slopes and a portion of low terrace areas to identify other archaeological sites within the park proper. No traces of burial mounds were found in any of the tested areas during either the pedestrian survey or subsurface testing of the ridgelines. Many of the tested areas were found to contain intact, non-disturbed soil profiles.

Nine archaeological sites were newly recorded during this investigation and documented in the *Phase I Intensive Archaeological Survey of Eagle Point Park, City of Dubuque, Dubuque County, Iowa, Report No. 847*. Sites 13DB1100 and 13DB1101 are isolated prehistoric finds from the ground surface with little research potential or significance. Sites 13DB1102, 13DB1103, and 13DB1104 are historic lead mining pits located on the bluff top and are considered contributing elements to the nomination of Eagle Point Park for listing on the National Register of Historic Places. Other sites contributing to this nomination include Site 13DB1106, a historic dump; Site 13DB1108, a borrow; and Site 13DB1109, the remnants of a concrete stairway that at one time led from the bluff top to the river below.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register
designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey #

☐ recorded by Historic American Engineering Record #

☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:

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Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 164

Use either the UTM system or latitude/longitude coordinates

UTM References

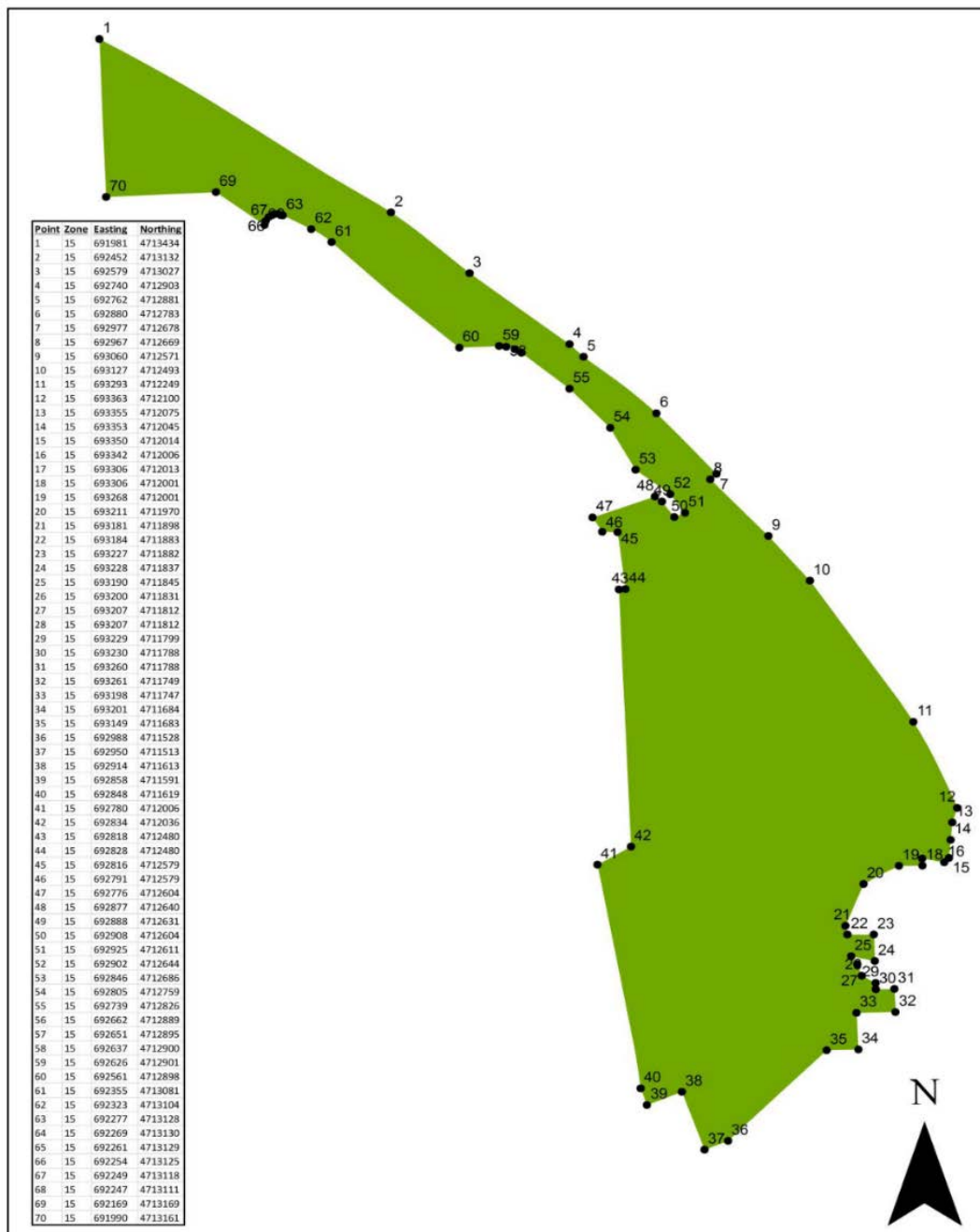
Datum (indicated on USGS map): NAD 1983

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Reference Map. Source: City of Dubuque, 2015.

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Boundary Map. Source: City of Dubuque 2015

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Verbal Boundary Description (Describe the boundaries of the property.)

Eagle Point Park's northern and northeastern boundaries are formed by the natural steep bluff which skirts the edge of the Mississippi River and abuts the Canadian Pacific Railroad tracks. The southern eastern boundary of the park has a curved formation which comprises the former stone quarry which sat below the bluff, but continues to follow the edge of the bluff along its southern border which abuts Lincoln Avenue and runs along the property line for the Mathias Ham House site. In the southwestern section of the park, the boundary is adjacent to Shiras Avenue until just north of the Southern Gate Road. This part of the western boundary is formed by abutting private property lines and its accompanying woodlands, which then narrows to the northwestern section of the park, in which Eagle Point Drive forms the western boundary. In the far western section of the park is bounded by private property and covered with native woods.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries were chosen as they are the historical boundaries of the park. These historical boundaries include undeveloped land and forest especially in the northern and northwestern sectors which were included in order to preserve the land from urban development.

11. Form Prepared By

Name/Title: Dr. Julie Schlarman

Organization: Jackson Street Consulting

Street & Number: 1331 Jackson Street

City or Town: Dubuque State: IA Zip Code: 52001

E-mail: jjschlarman@gmail.com

Telephone: 563.495.1234 Date: _____

Name/Title: Planning Services Department

Organization: City of Dubuque, Iowa

Street & Number: 50 W. 13th Street

City or Town: Dubuque State: IA Zip Code: 52001

E-mail: lcarsten@cityofdubuque.org

Telephone: 563-589-4210 Date: _____

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Property Owner:

Name/Title: City of Dubuque, Iowa

Organization: City of Dubuque, Iowa

Street & Number: 50 W. 13th Street

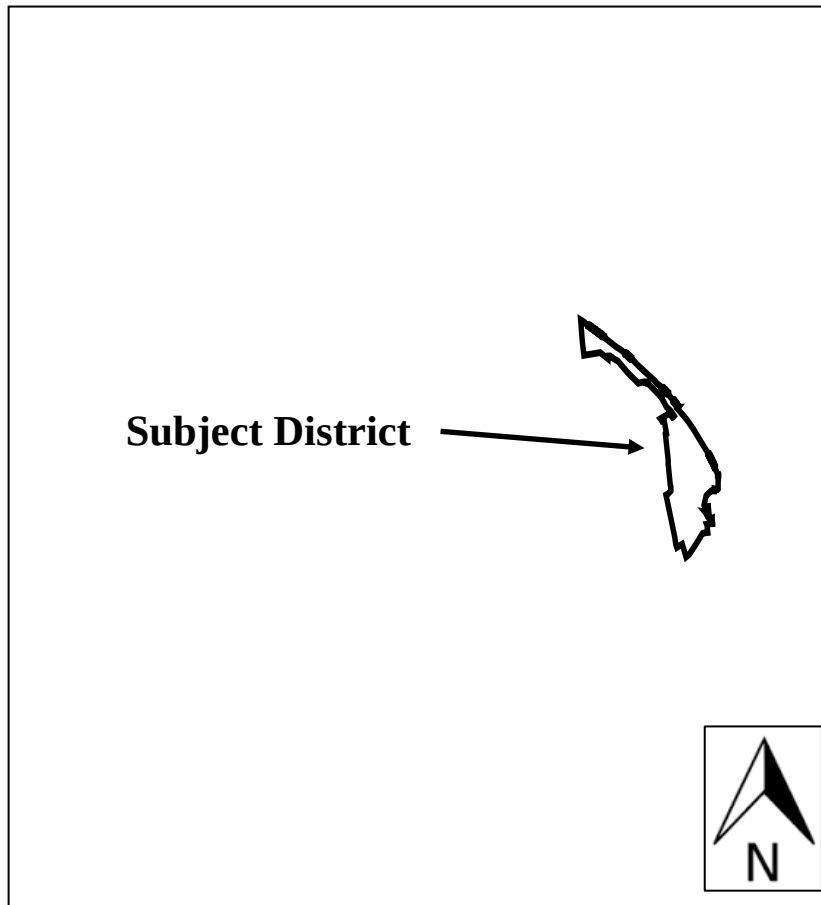
City or Town: Dubuque State: IA Zip Code: 52001

E-mail: lcarsten@cityofdubuque.org

Telephone: 563-589-4210 Date: _____

Additional Documentation

- ☐ **Maps:** A USGS map or equivalent (7.5 or 15 minute series).



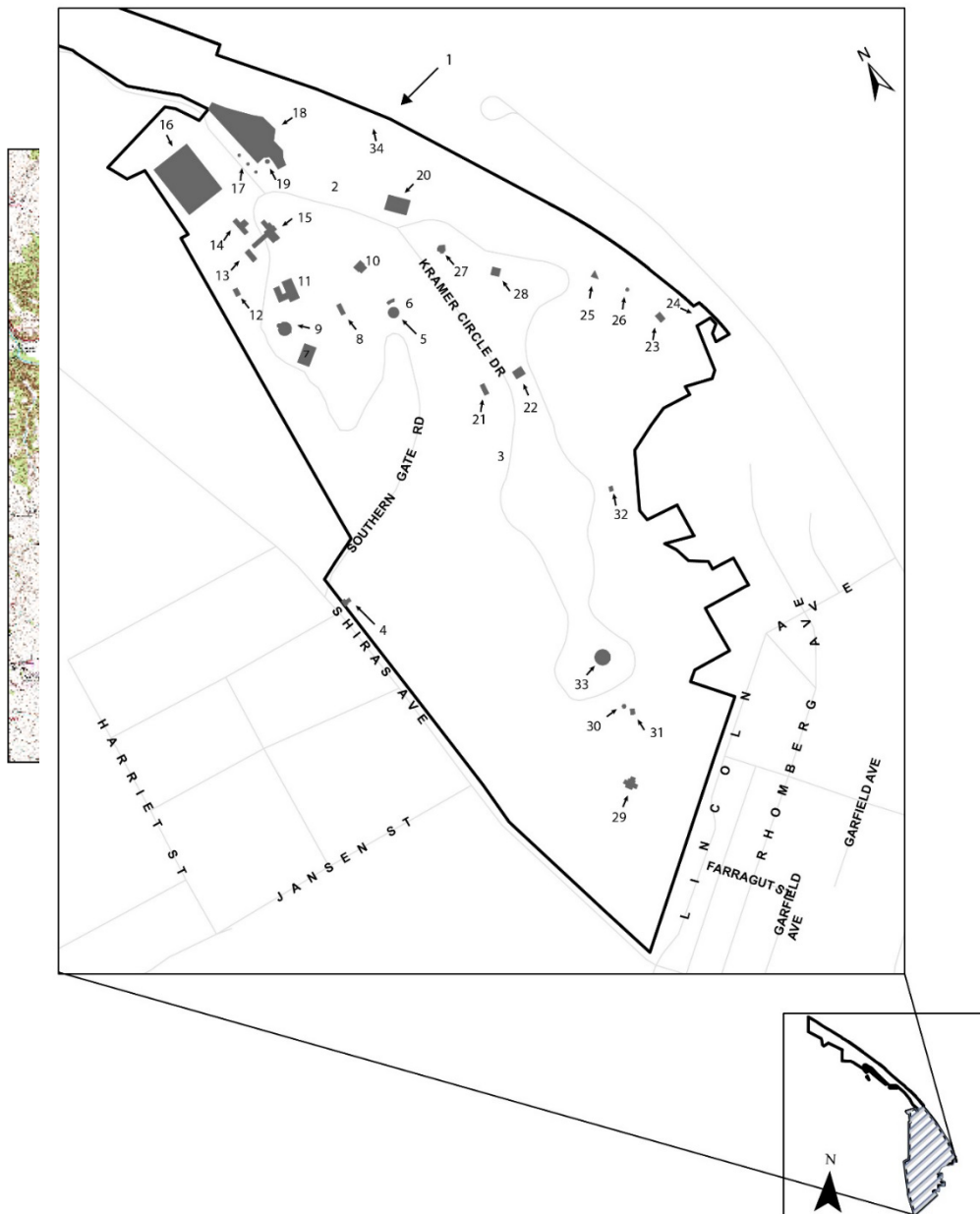
USGS map. Source: City of Dubuque Planning Department 2015.

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Sketch map. Source: City of Dubuque Planning Department.

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☐ **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Table of Contributing and Non-contributing Features

Map #	Name		C/NC	Date	Type
1.	EAGLE POINT PARK		C	1908	Site
	CIRCULATION PATTERNS				
2.	Pedestrian Path		C		Structure
3.	Vehicular Path		C		Structure
A.	ENTRANCE FEATURES				
4.	Entrance Kiosk		NC	c. 1995	Building
5.	Eagle Statue on Limestone Pedestal		C	c. 1950	Object
6.	Curved Concrete Retaining Wall		C	c. 1925	Structure
B.	WESTERN PARK FEATURES				
7.	Horseshoe Pits (6)		C	c. 1920	Object
8.	Public Restrooms		C	c. 1940	Building
9.	Wading Pool		C	c. 1920	Structure
10.	Band Shell		C	1958	Building
11.	Open Air Pavilion		C	1955	Building
C.	"CITY IN A GARDEN" FEATURES				
12.	Terrace Room		C	1937	Building
13.	Veranda Rooms		C	1936	Building
14.	Indian Room with Public Restrooms		C	1934	Building
15.	Bridge Complex		C	1935	Building
16.	Tennis Courts (6)		C	c. 1938	Structure
17.	Circular Stone Planters in North Parking Lot (3)		C	c. 1938	Object
D.	LEDGE GARDEN FEATURES				
18.	Ledge Garden		C	1935	Site
19.	Stand Alone Council Rings (4)		C	1935	Object
E.	EASTERN PARK FEATURES				
20.	Riverfront Pavilion		C	1910	Building
21.	Public Restrooms near Concession Stand		C	c. 1940	Building

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22.	Concession Stand / Utility Building		C	c. 1940	Building
23.	Shiras Memorial Pavilion		C	1920	Building
24.	Southeastern City / River Viewing Point		C	1909	Site
25.	Triangular Concrete Patio at Allison Point		C	1909	Site
26.	Hexagon Concrete Patio at Shiras Point		C	1909	Site
27.	Eagle's View Pavilion		NC	c. 1970	Building
28.	Public Restrooms near Parking Lot		NC	c. 1990	Structure
F.	SOUTHERN PARK FEATURES				
29.	Log Cabin Pavilion		C	1937-1939	Building
30.	Council Rings near Log Cabin Pavilion		C	1937-1939	Object
31.	Public Restrooms near Log Cabin Pavilion		C	1937-1939	Building
32.	Tri-State View Pavilion		C	1959	Building
33.	Water Tower		NC	1940	Structure
G.	NORTHERN PARK FEATURES				
34.	Scenic Overlook on Eagle Point Drive		C	1909	Site

Index of Figures

- 1 Map of Buildings.
- 2 Map of Landscape Features.
- 3 Perspective drawing of Riverfront Pavilion by John Spencer, 1910. City of Dubuque Park Commission papers. City of Dubuque Planning Office, Dubuque, IA.
- 4 Postcard of 'Shiras Memorial Shelter, Eagle Point Park, Dubuque.' c1940. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991.
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- 5 General plan of 'City in a Garden.' Alfred Caldwell's 'City in a Garden' plan. DUMA A5, 1934. Dubuque Museum of Art.
- 6 Partial plan illustrating the eastern range of the Bridge Complex. Alfred Caldwell's 'City in a Garden' plan. DUMA E22, 1934. Dubuque Museum of Art.

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- 7 Elevation of the eastern range of the Bridge Complex and its supporting superstructure. Alfred Caldwell's 'City in a Garden' plan. DUMA E23,1934. Dubuque Museum of Art.
 - 8 Detail of the western end of the Bridge Complex, showing the deterioration of the balcony and its missing lighting fixtures. Photograph by Dr Julie Schlarman, 14 September 2015.
 - 9 Detail of the complex fireplace on the western façade of the Log Cabin pavilion. Photograph by Dr Julie Schlarman, 23 September 2014.
 - 10 Interior of the Open Air pavilion looking south. Photograph by Dr Julie Schlarman, 14 September 2015.
 - 11 Tri State View Pavilion looking east over the Mississippi River. Photograph by Dr. Julie Schlarman, 17 October 2015.
 - 12 Eagle's View Pavilion looking south. Photograph by Dr. Julie Schlarman, 14 September 2015
 - 13 Entrance Kiosk facing northeast. Photograph by Dr Julie Schlarman, 23 September 2014.
 - 14 Band Shell camera facing south. Photograph by David Cobb Craig, 2010.
http://davidcobbccraig.blogspot.com/2010_11_01_archive.html
 - 15 Water Tower, camera facing north with turkey vultures sunning themselves on a cool autumn morning. Photograph by Dr Julie Schlarman, 17 October 2015.
 - 16 Accessible restrooms located between Eagle's View and the Riverfront Pavilions, camera facing south. Photograph by Dr Julie Schlarman, 1 October 2015.
 - 17 Scenic overlook of the Mississippi River from Eagle Point Drive; camera facing northeast. Photograph by Dr Julie Schlarman 27 June 2015.
 - 18 Tree-lined Kramer Circle Drive with public restrooms on far right; camera facing south. Photograph by Dr Julie Schlarman 17 October 2015.

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- 19 Eagle statue with plantings in foreground, Streetcar Stand and former dual staircases; camera facing southeast. Photograph by Dr Julie Schlarman 1 October 2015.
 - 20 Photograph of remnants of the staircase south of streetcar stand and portions of the concrete retaining wall. Photograph by Dr Julie Schlarman 17 October 2015.
 - 21 Photograph of remnants of staircase [north of streetcar stand]; camera facing south. Photograph by Dr Julie Schlarman, 27 June 2015.
 - 22 Bluff's Edge Promenade from Shiras Memorial; part of Lock and Dam #11 on lower right; camera facing north. Photograph by Dr Julie Schlarman 14 September 2015.
 - 23 The Meadow from Open Air Pavilion with the Band Shell in the background; camera facing east. Photograph by Dr Julie Schlarman 14 June 2015.
 - 24 The water fountain, limestone viewing bench and parking lot edging with tennis courts in background; camera facing northwest. Photograph by Dr Julie Schlarman 21 June 2015.
 - 26 Stone planter in parking lot adjacent to tennis courts. Photograph by Dr Julie Schlarman 27 June 2015.
 - 27 Wood and plaster model of Bridge Complex – upper left, Indian Room and restrooms – lower right, patio, and Veranda Rooms on the far right as built. No date for model. Caldwell, Alfred drawings, models and plans. City of Dubuque Parks Division, Dubuque, IA.
 - 28 Water bubbler, steps and semicircular stone patio in background; camera facing south. Photograph by Dr Julie Schlarman 14 September 2015.
 - 29 Ledge garden, camera facing south. Photograph by Dr Julie Schlarman 21 September 2015.
 - 30 Postcard of 'Pool and Rock Garden, Eagle Point Park', c1950. Collection of Dr Julie Schlarman.
 - 31 Photograph of the eastern council ring, Dubuque Telegraph Herald. 'First of Council Rings at Eagle Point Park,' *Telegraph Herald* (November 11, 1934).

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- 32 Photograph of council ring, public restrooms and part of the parking lot adjacent to the Log Cabin Pavilion. Photograph by Dr Julie Schlarman 14 September 2015.
- 33 Ham [Hamm] Island can be identified in the upper right quadrant of the map to the right of Lake Peosta. Andreas, A. T. *Andreas' illustrated historical atlas of the State of Iowa* Chicago, Andreas Atlas Co. 1875, p.111.
- 34 Southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.
- 35 Northern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.
- 36 Detail of the southern portion of the 1909 plan of Eagle Point Park by Lowrie and Robinson. Lowrie, Charles Nassau and Robinson, Charles Mulford plans. City of Dubuque Parks Division, Dubuque, IA.
- 37 'Cathedral of Elms' on Rhomberg Avenue, first half of the twentieth century. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991.
www.encyclopediaofdubuque.org
- 38 Early twentieth century postcard of 'Entrance to Eagle Point Park Dubuque.' c1915. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991.
www.encyclopediaofdubuque.org
- 39 Early twentieth century postcard of 'Eagle Point Drive.' Collection of Dr Julie Schlarman.
- 40 Postcard of Shiras Memorial Shelter on Eagle Point and demolished Wisconsin High Bridge, c1965. Collection of Dr Julie Schlarman.
- 41 Quarry and plant of eagle Point Lime Co. Eagle Point, Dubuque County Iowa. From *Iowa Geological Survey, Vol. XVII, Fifteenth Annual Report of the Iowa State Geologist*, Plate XXXIII, 1906.
- 42 Bluff's Edge Promenade from Riverfront Pavilion; camera facing east. Photograph by Dr Julie Schlarman 27 June 2015.

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- 43 Postcard of 'Belvidere at Eagle Point Park, Dubuque IA', c1940. *The Encyclopedia of 4Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org
- 44 Site of former 'Belvidere;' Bluff's Edge Promenade with mechanical viewer; camera facing east. Photograph by Dr Julie Schlarman 9 October 2015.
- 45 'Riverside Stairway Leading to Eagle Point Park, Dubuque' n.d. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org
- 46 Detail of 'Shiras Memorial Shelter' plan and elevation. Photograph by Dr Julie Schlarman 1 October 2015.
- 47 Postcard of 'Old Log Cabin' shelter at Eagle Point Park, c.1950. *The Encyclopedia of Dubuque*. Dubuque, IA: First National Bank, 1991. www.encyclopediadubuque.org
- 48 Jens Jensen's waterfall and prairie stream at Columbus Park, Chicago 1910. Chicago Historical Society. 'The Electronic Encyclopedia of Chicago,' 2005. <http://www.encyclopedia.chicagohistory.org/>
- 49 Caldwell plan of 1935. DUMA A3, 1934. Dubuque Museum of Art.
- 50 Landscaping around the Veranda Rooms, c1936-1940. Camera facing northwest. Photograph by Dr. Julie Schlarman, 14 September 2014.
- 51 Detail of Caldwell's 'City in a Garden' plan showing the Bridge Complex on the far left. DUMA A5, 1934. Dubuque Museum of Art.
- 52 Alfred Caldwell [far left] inspecting stones for the floor of the lily pond, c1935. 'Proress made on Park Pool Project,' *Telegraph Herald* (November 18, 1934).
- 53 Postcard of Lombardy pines on Eagle Point Drive, c.1920. Collection of Dr Julie Schlarman.
- 54 National Youth Administration Log Cabin project. Council ring, public restrooms, playground with Log Cabin Pavilion barely visible in center back. Photograph by Dr Julie Schlarman 14 September 2015.

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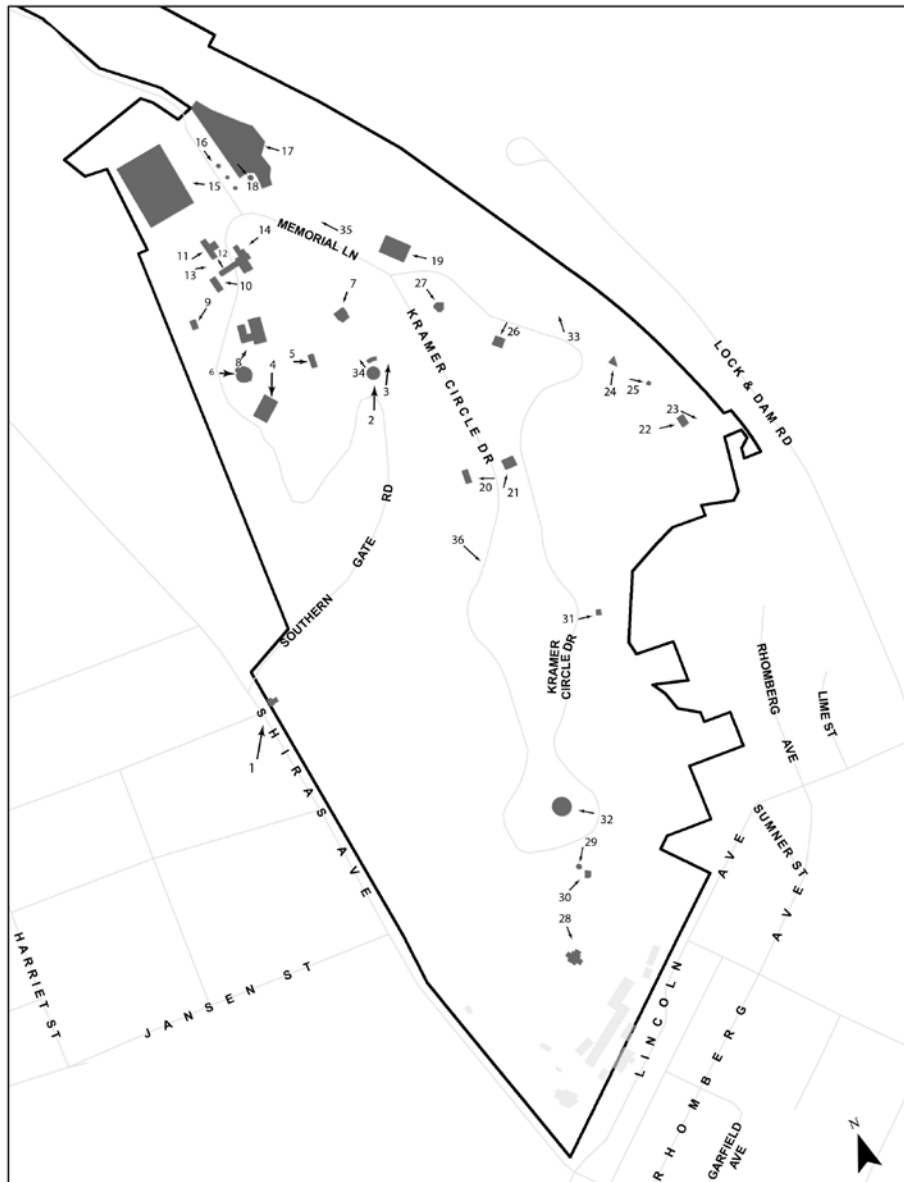
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log.

Map



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Photo Log

The following information specific to the phot log:

Property Name

County and State

Name of Photographer

Location of original negative or digital files

If digital, type of digital ink and paper used

Eagle Point Park

Dubuque County, Iowa

Ose Akinlotan

CD

HP Viverra ink and HP premium paper

Photo #	Name	Description
	ENTRANCE FEATURES	
1.	Entrance Kiosk	View North
2.	Eagle Statue on Limestone Pedestal	View Northeast
3.	Curved Concrete Retaining Wall	View Northeast
	WESTERN PARK FEATURES	
4.	Horseshoe Pits (6)	View Southwest
5.	Public Restrooms	View East
6.	Wading Pool	View Southeast
7.	Band Shell	View Southwest
8.	Open Air Pavilion	View Northeast
	"CITY IN A GARDEN" FEATURES	
9.	Terrace Room	View Southwest
10.	Veranda Rooms	View West
11.	Indian Room with Public Restrooms	View East
12.	Indian Room with Public Restrooms	View Northwest
13.	Bridge Complex	View Southeast
14.	Bridge Complex	View West
15.	Tennis Courts (6)	View Northwest
16.	Circular Stone Planters in North Parking Lot (3)	View Southeast
	LEDGE GARDEN FEATURES	
17.	Ledge Garden	View Northwest
18.	Stand Alone Council Rings (4)	View South

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	EASTERN PARK FEATURES	
19.	Riverfront Pavilion	View Northwest
20.	Public Restrooms near Concession Stand	View West
21.	Concession Stand / Utility Building	View Northeast
22.	Shiras Memorial Pavilion	View East
23.	Southeastern City / River Viewing Point	View Southeast
24.	Triangular Concrete Patio at Allison Point	View Northeast
25.	Hexagon Concrete Patio at Shiras Point	View East
26.	Eagle's View Pavilion	View Southwest
27.	Public Restrooms near Parking Lot	View Southeast
	SOUTHERN PARK FEATURES	
28.	Log Cabin Pavilion	View Southwest
29.	Council Rings near Log Cabin Pavilion	View Southwest
30.	Public Restrooms near Log Cabin Pavilion	View Southeast
31.	Tri-State View Pavilion	View Northeast
32.	Water Tower	View Northwest
	NORTHERN PARK FEATURES	
33.	Scenic Overlook on Eagle Point Drive	View North
	CIRCULATION PATTERNS	
34.	Pedestrian Path	View Northwest
35.	Pedestrian Path	View Southeast
36.	Vehicular Path	View Northeast

Acknowledgements

This nomination has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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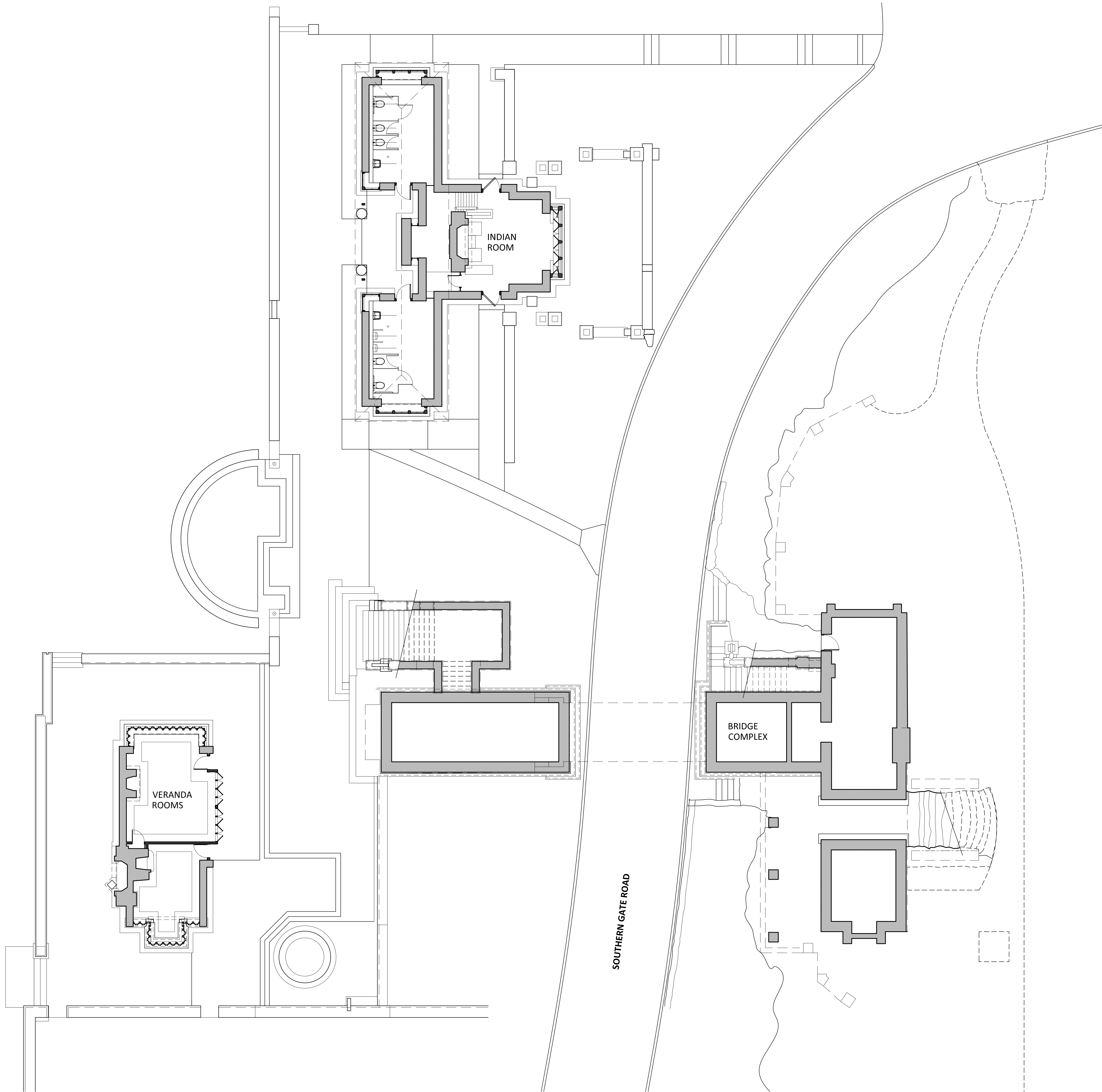
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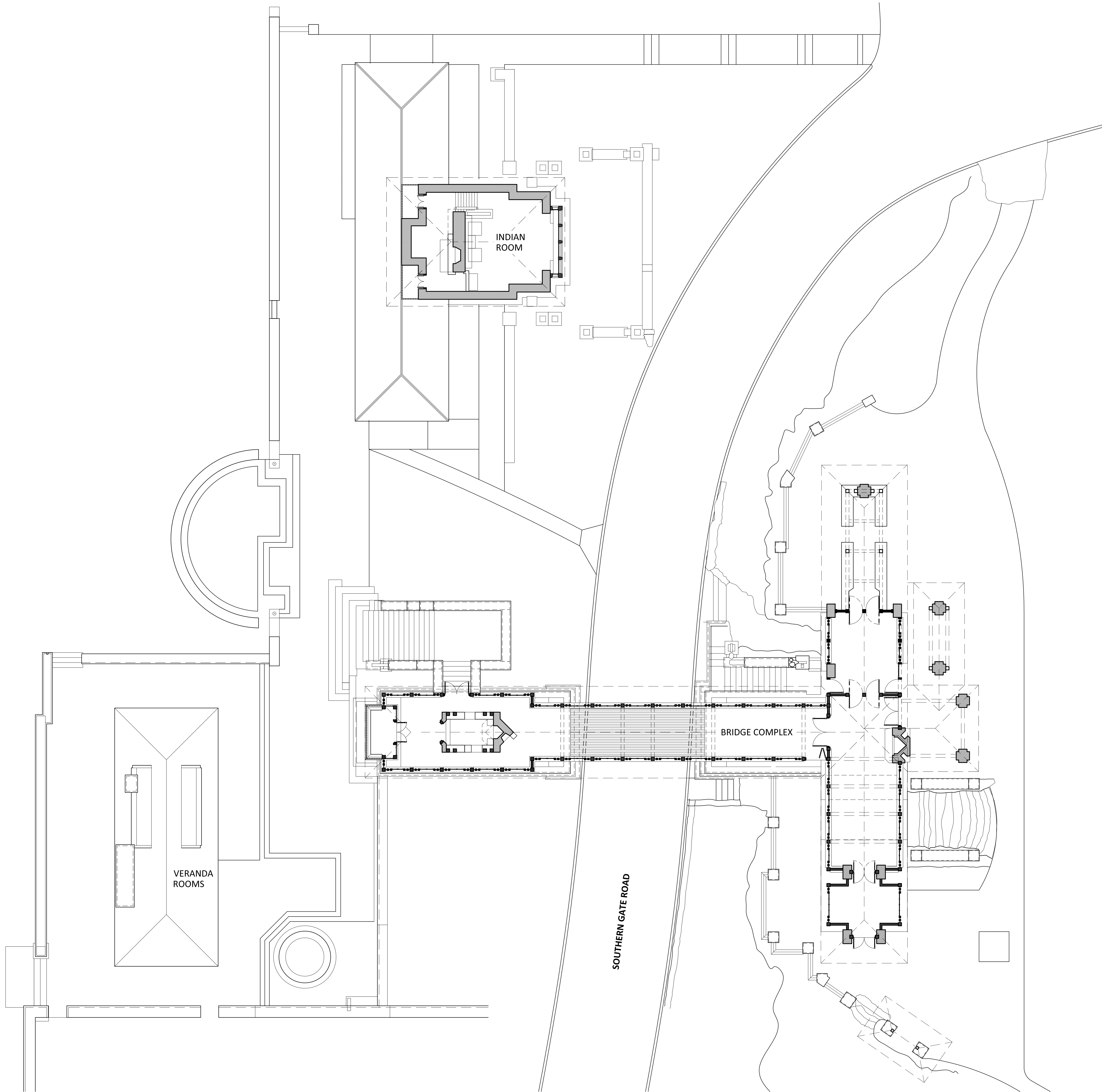
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National Park Service
1849 C Street, N.W.
Washington, D.C. 20204

APPENDIX C. MEASURED DRAWINGS

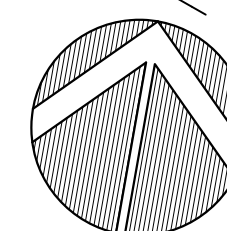
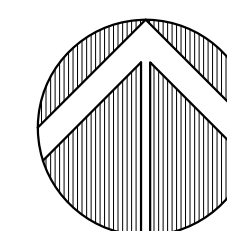
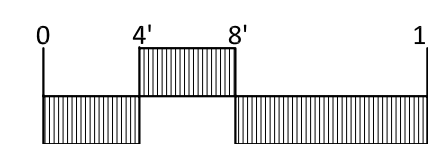


LOWER LEVEL COMPREHENSIVE SITE PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"



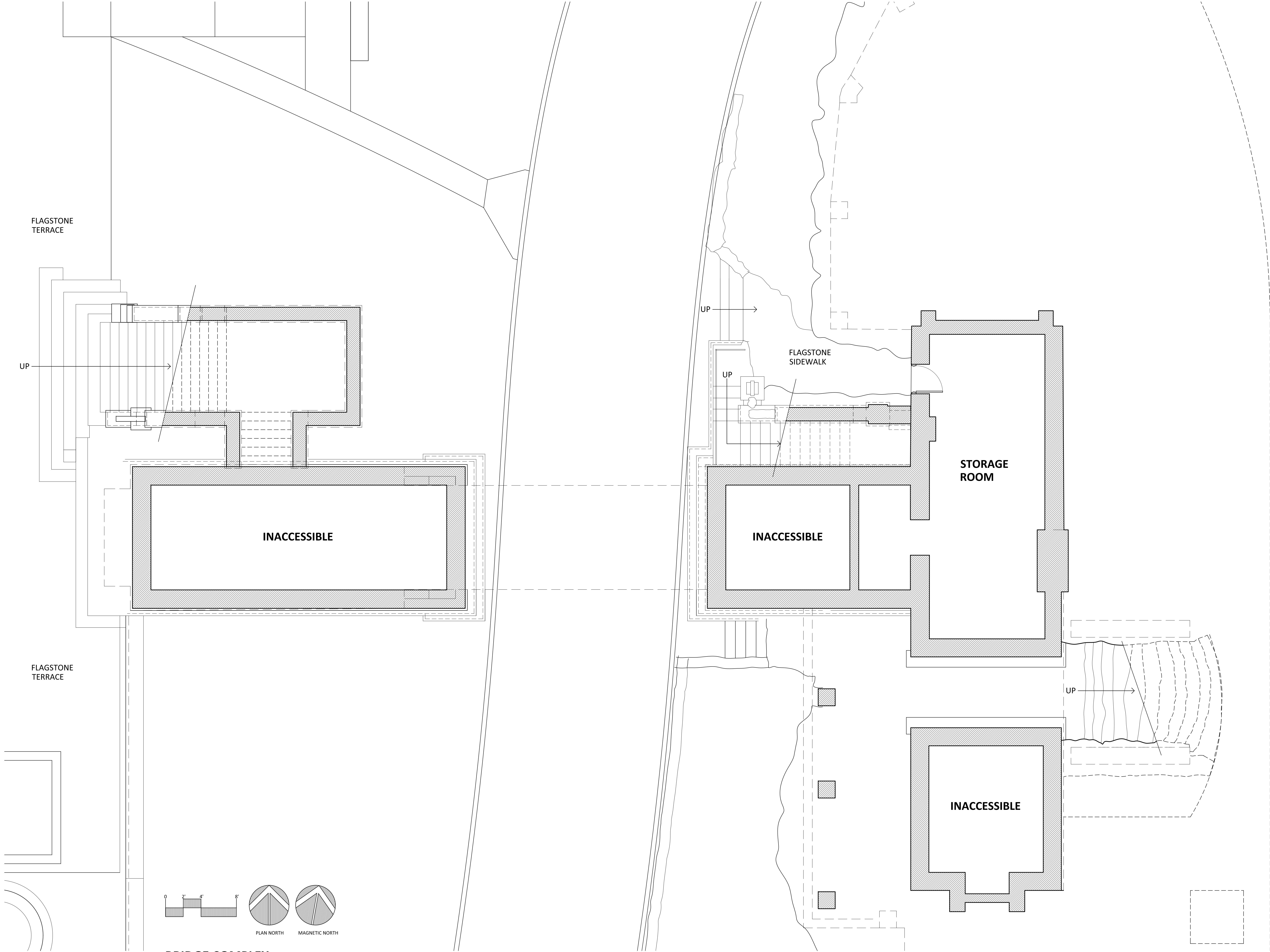
UPPER LEVEL COMPREHENSIVE SITE PLAN (AS-BUILT)

SCALE: 1/8" = 1'-0"



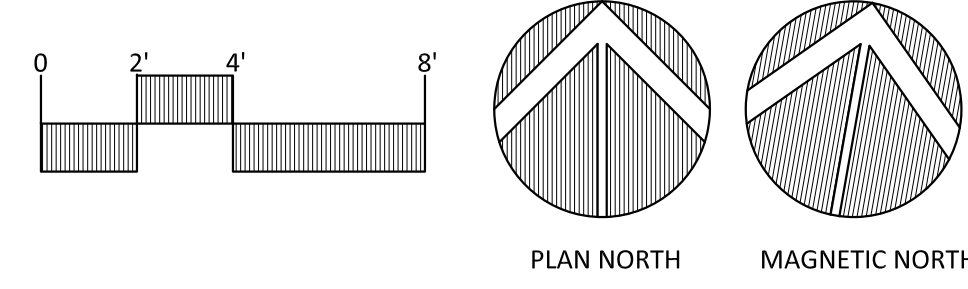
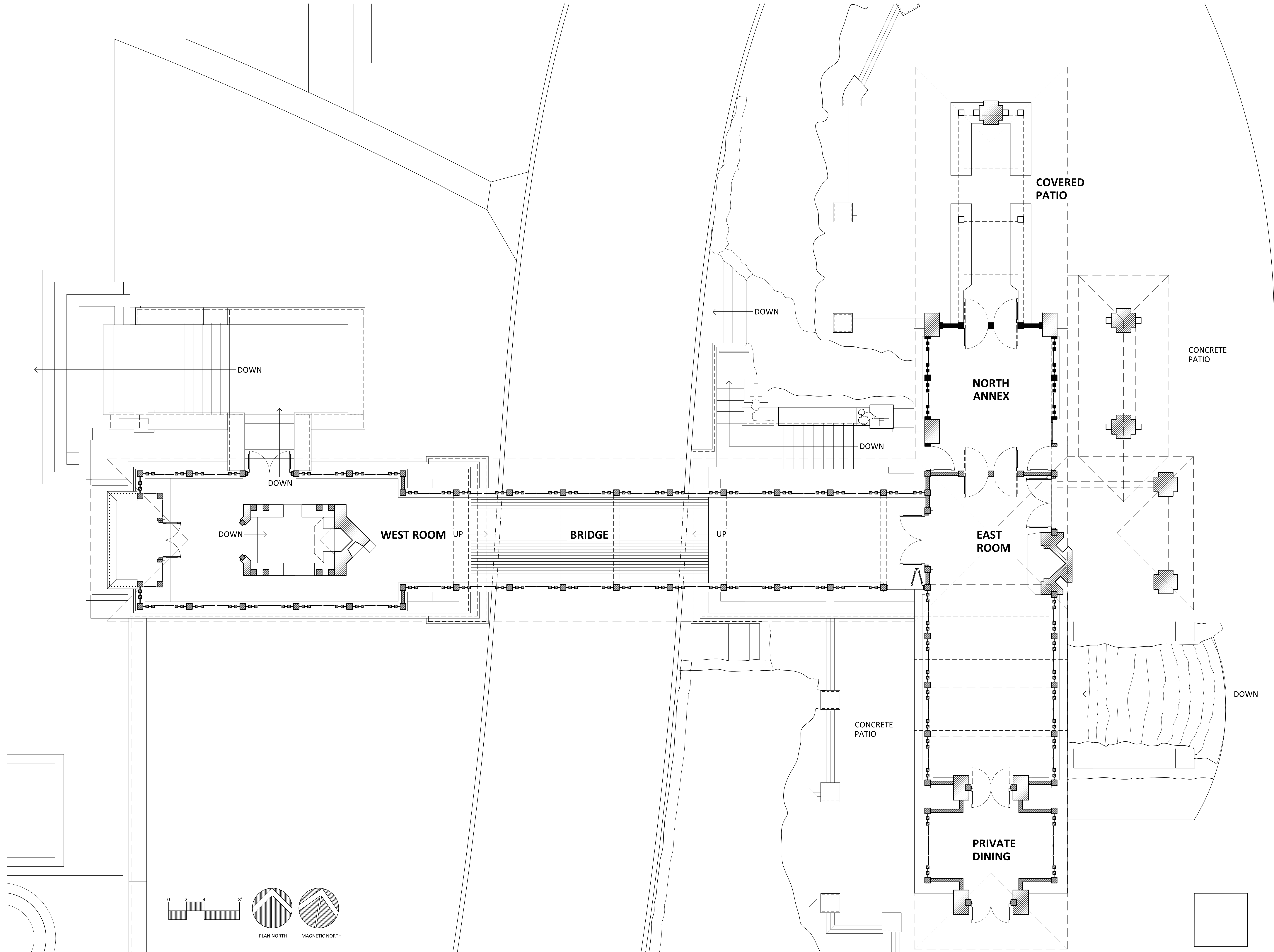
PLAN NORTH

MAGNETIC NORTH

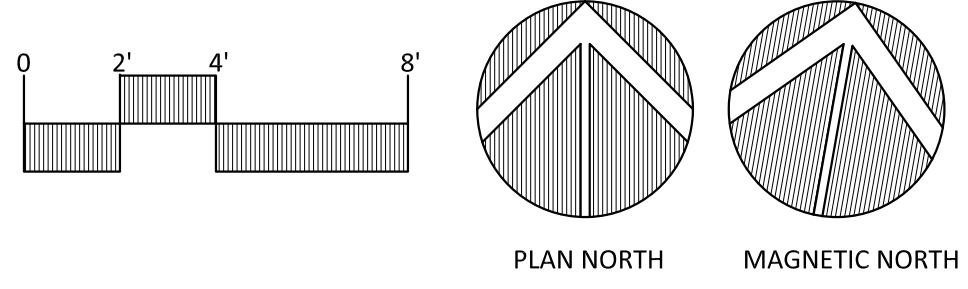
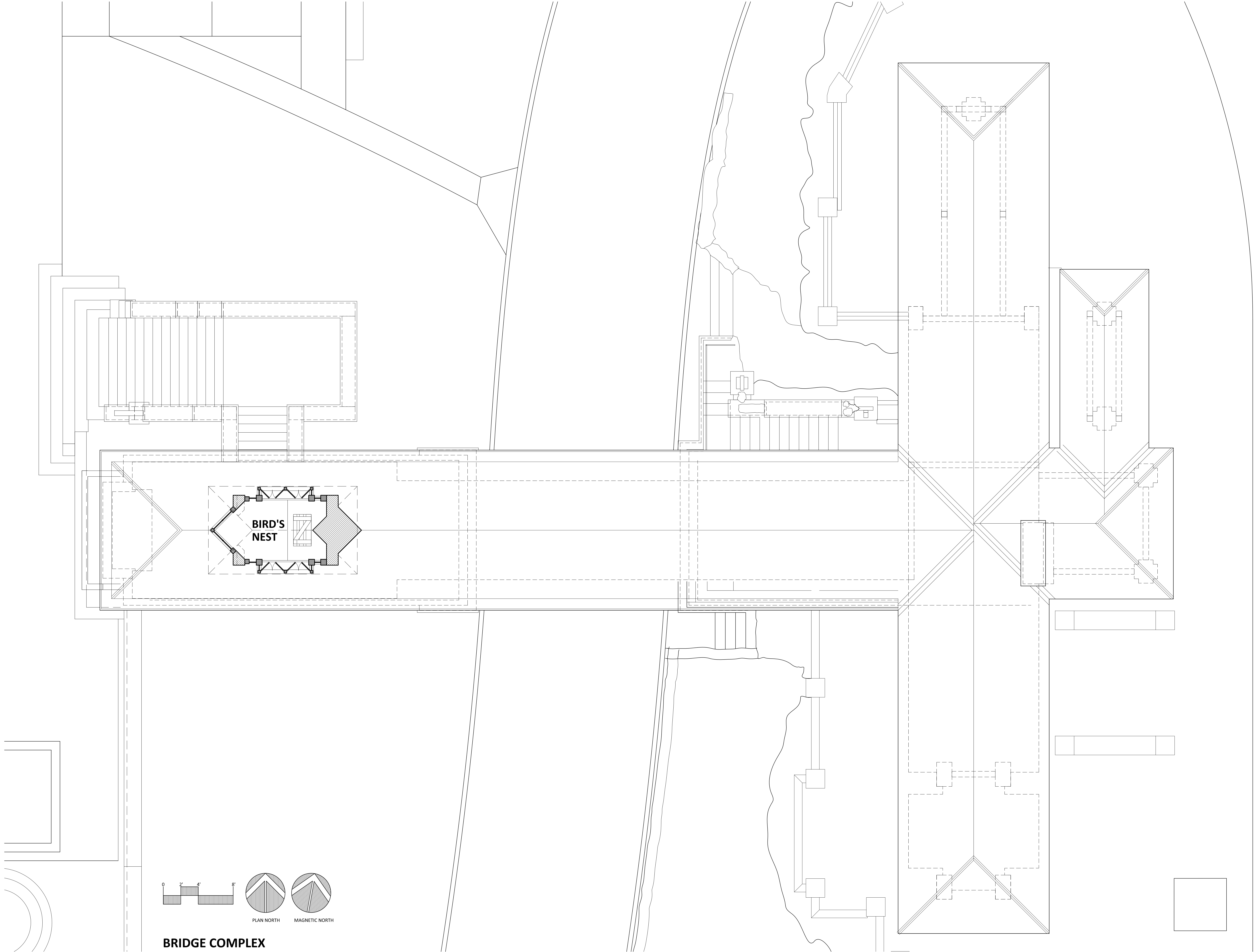


BRIDGE COMPLEX
LOWER LEVEL FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD	JEFFREY MORTON ASSOCIATES 163 BRADLEY STREET DUBUQUE, IOWA 52003 563-451-4206	
PROJECT NAME	EAGLE POINT PARK HISTORIC STRUCTURES REPORT	
	2601 SHIRAS AVENUE DUBUQUE, IOWA 52001	
SHEET DESCRIPTION	BRIDGE PAVILION LOWER LEVEL FLOOR PLAN (AS-BUILT)	
	BRIDGE PAVILION	
	PROJECT NO. 2308 DATE: 16 APRIL 2025 DRAWN BY: JEM REVISIONS	
SHEET NUMBER		BP 200

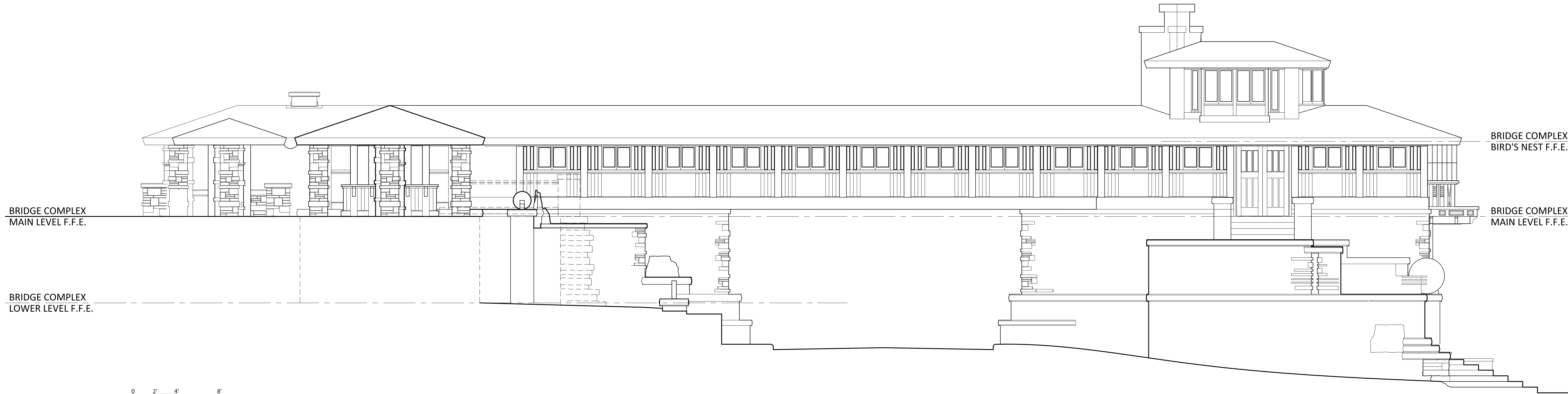


BRIDGE COMPLEX
MAIN LEVEL FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

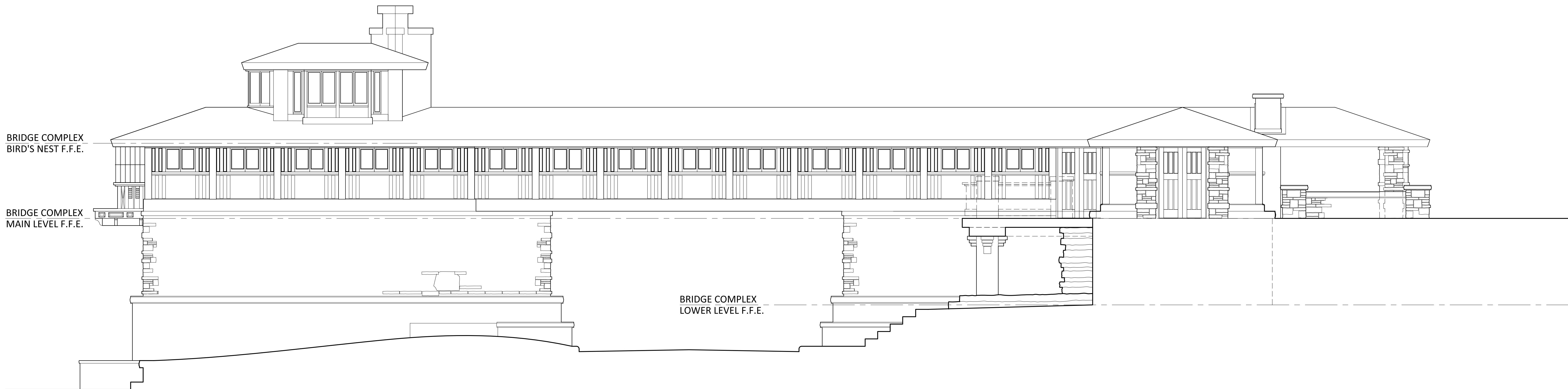


BRIDGE COMPLEX
ROOF & TOWER PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

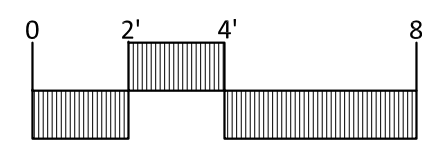
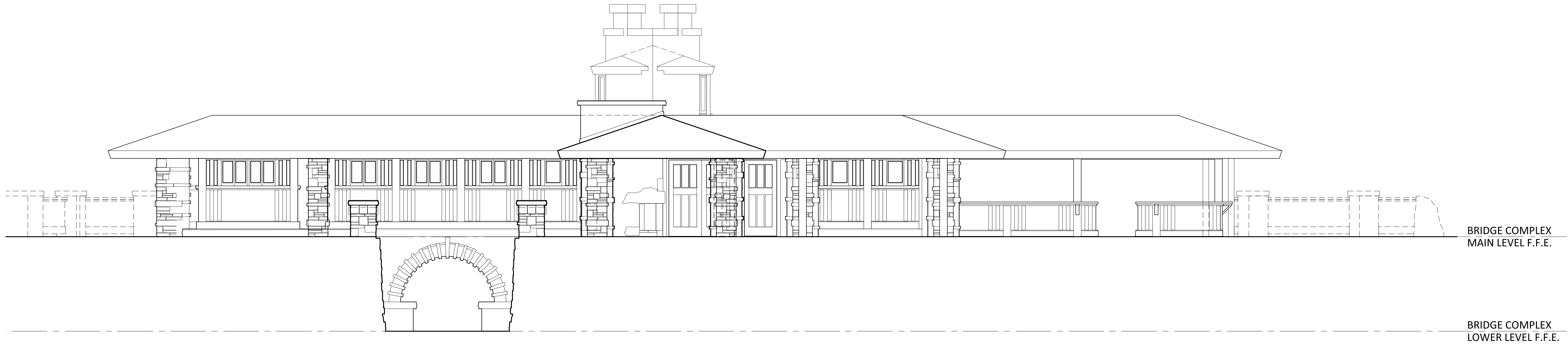
ARCHITECT OF RECORD	 JEFFREY MORTON ASSOCIATES 163 BRADLEY STREET DUBUQUE, IOWA 52003 563-451-4206	
	PROJECT NAME	
	EAGLE POINT PARK HISTORIC STRUCTURES REPORT	
SHEET DESCRIPTION	PROJECT NO. 2308	
	DATE: 16 APRIL 2025	
	DRAWN BY: JEM	
SHEET NUMBER	REVISIONS	
	BP 202	
	Page 889 of 1152	



BRIDGE COMPLEX
NORTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"

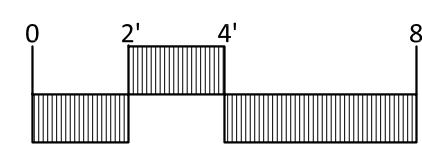
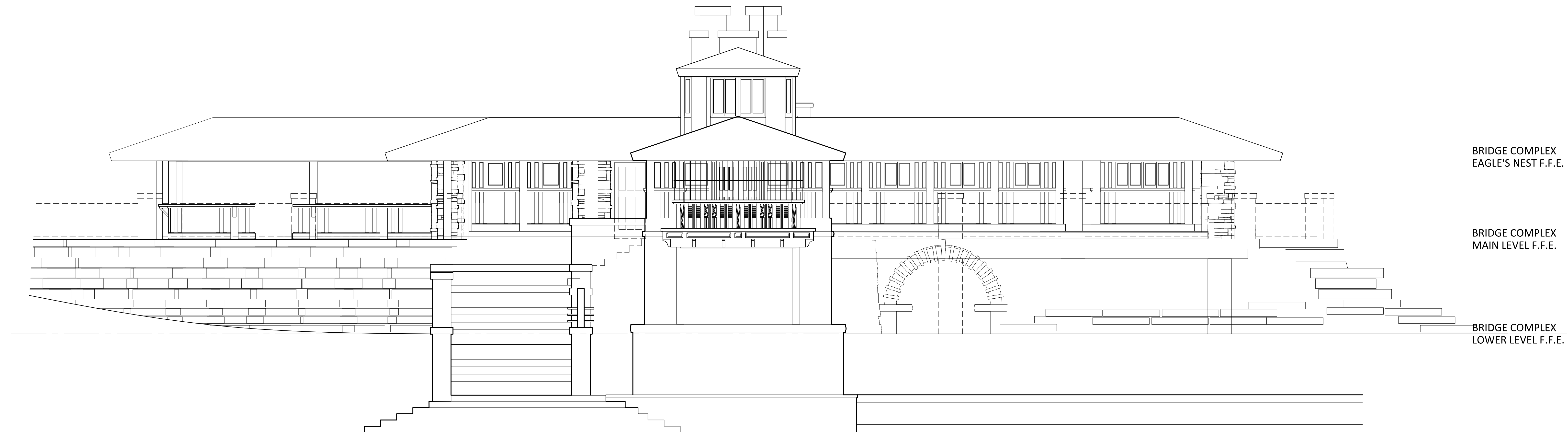


BRIDGE COMPLEX
SOUTH ELEVATION (AS-BUILT)
SCALE: 1/4" = 1'-0"



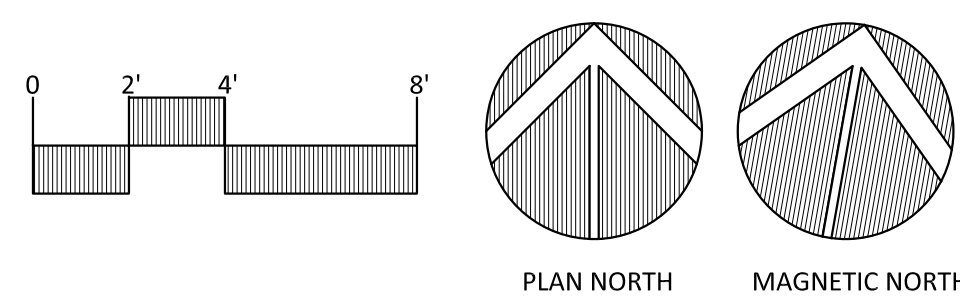
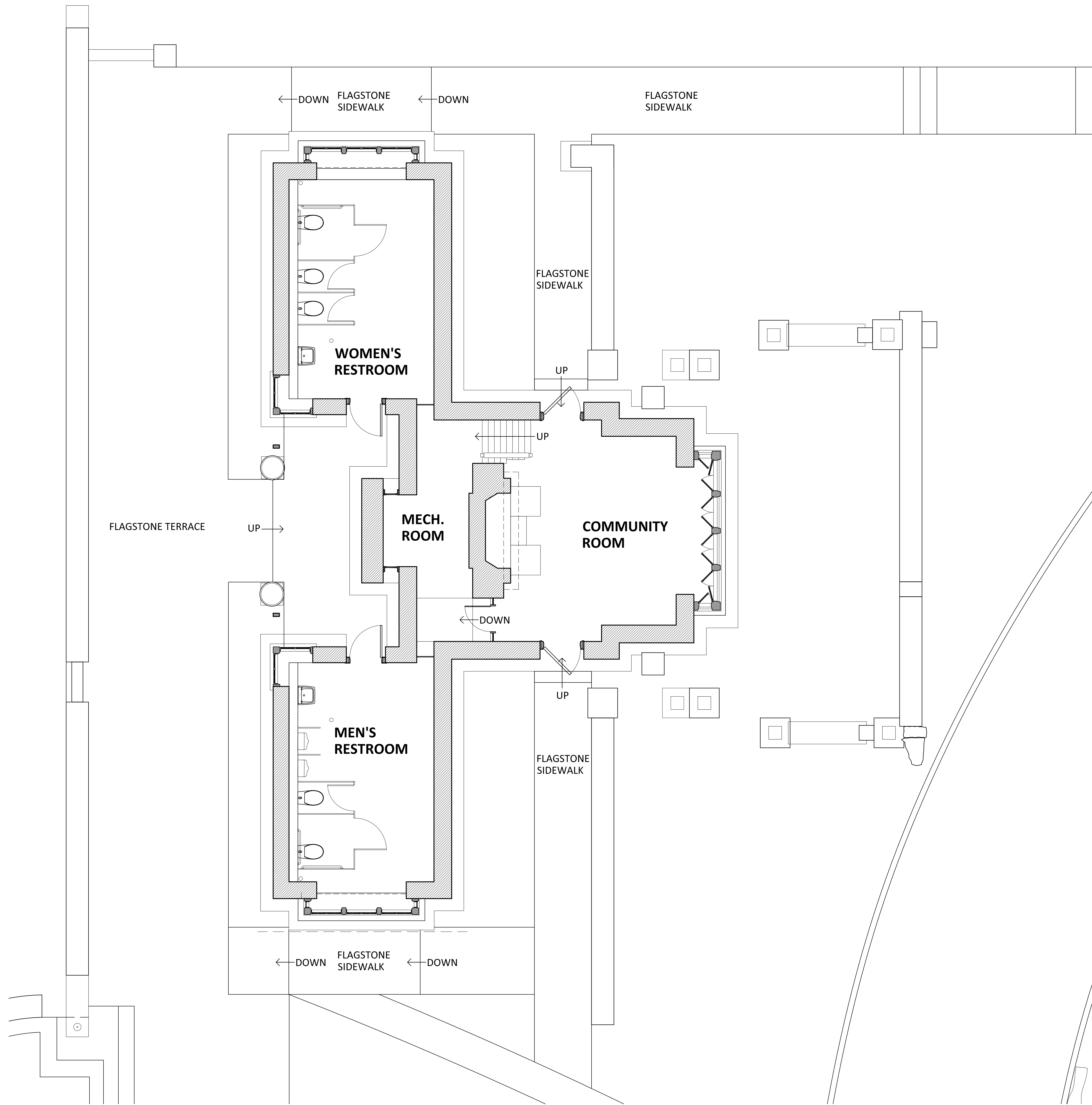
BRIDGE COMPLEX
EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

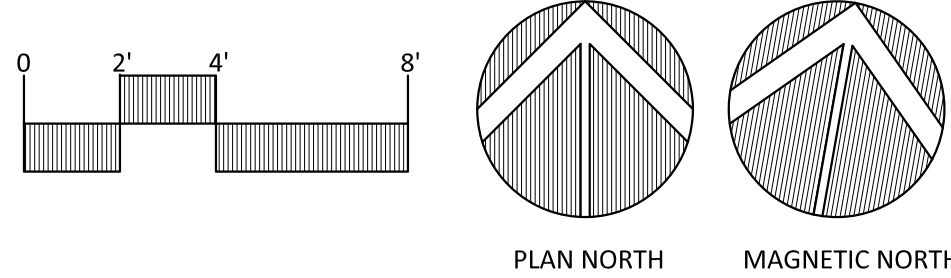
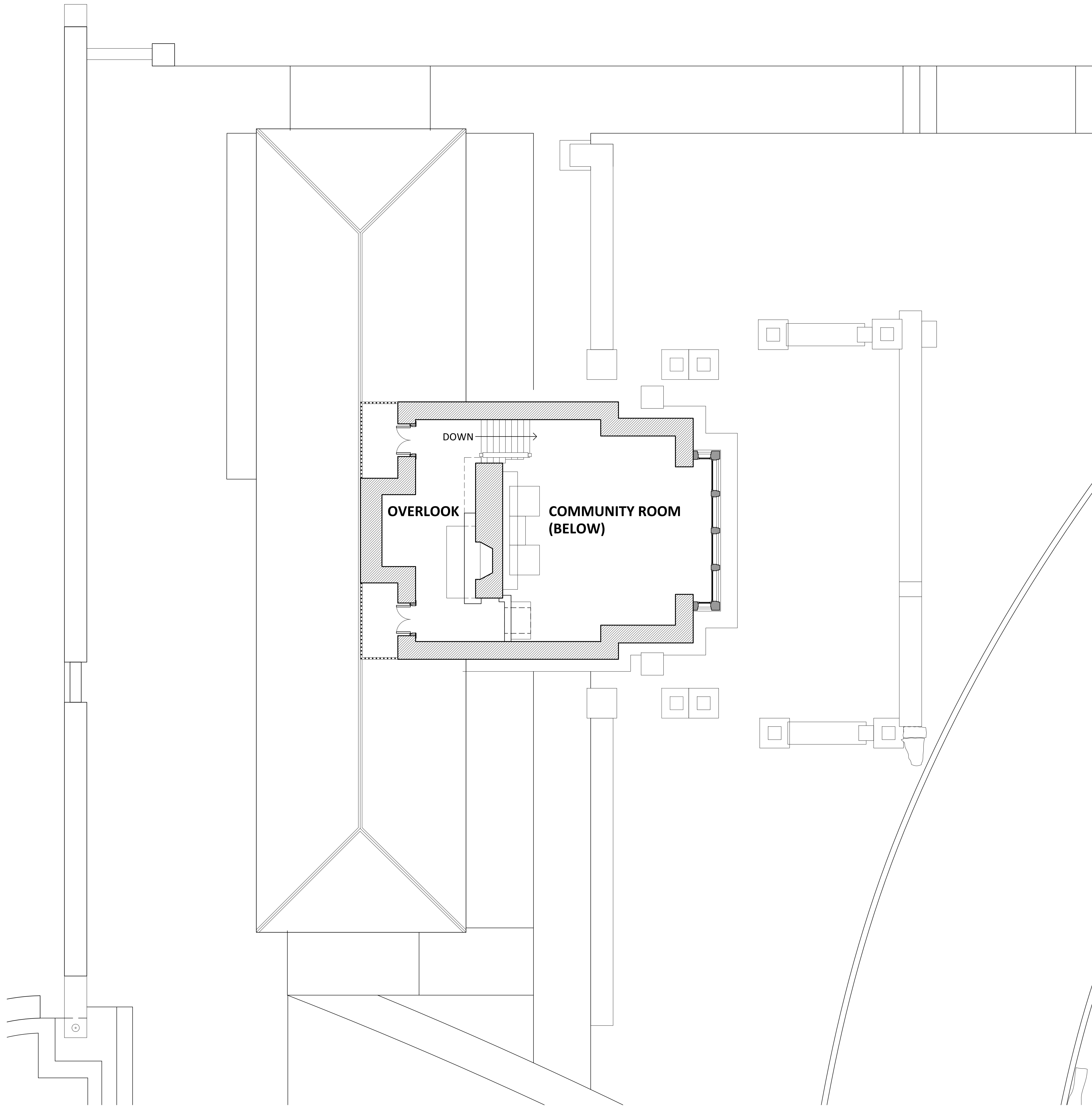


BRIDGE COMPLEX
WEST ELEVATION (AS-BUILT)

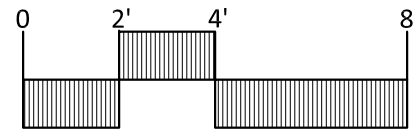
SCALE: 1/4" = 1'-0"



INDIAN ROOM
FIRST LEVEL FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"

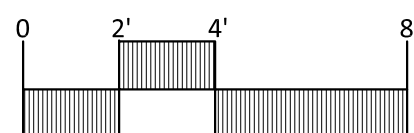
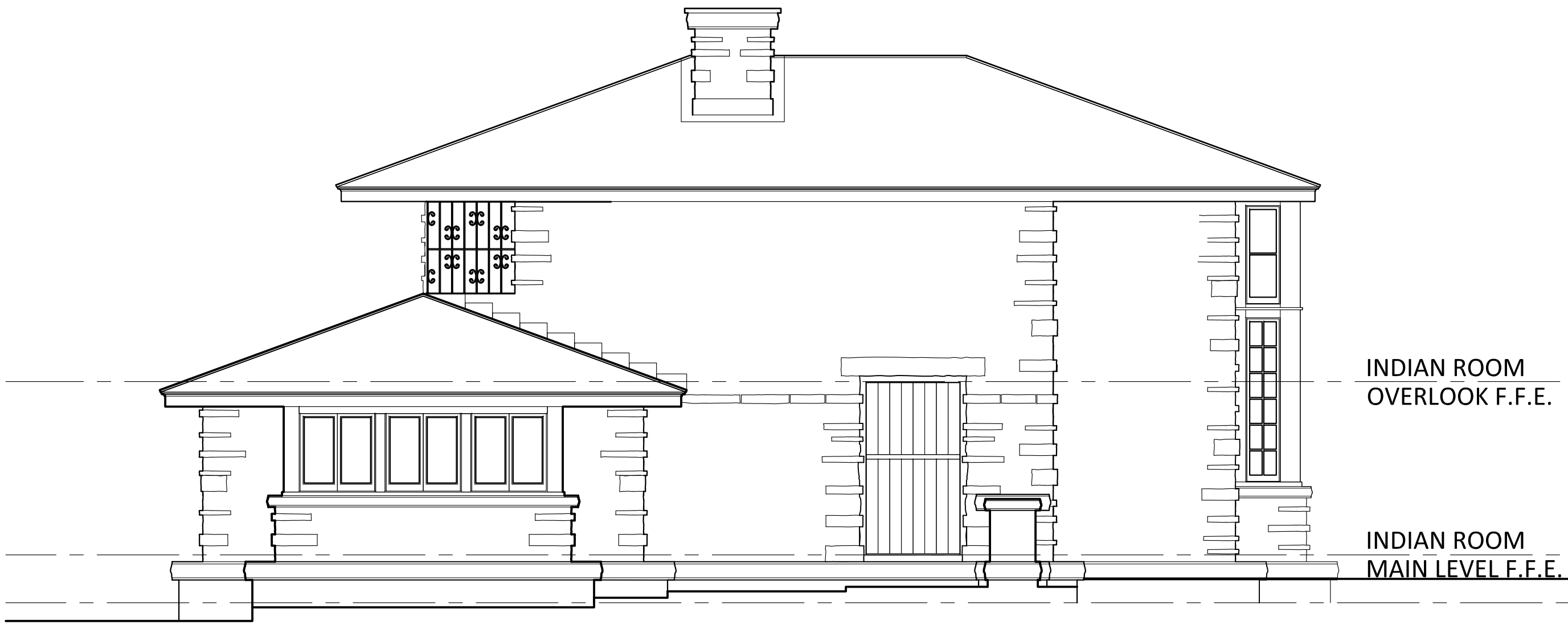


INDIAN ROOM
SECOND LEVEL FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"



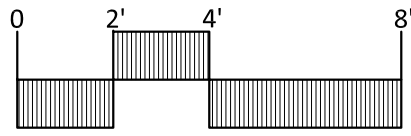
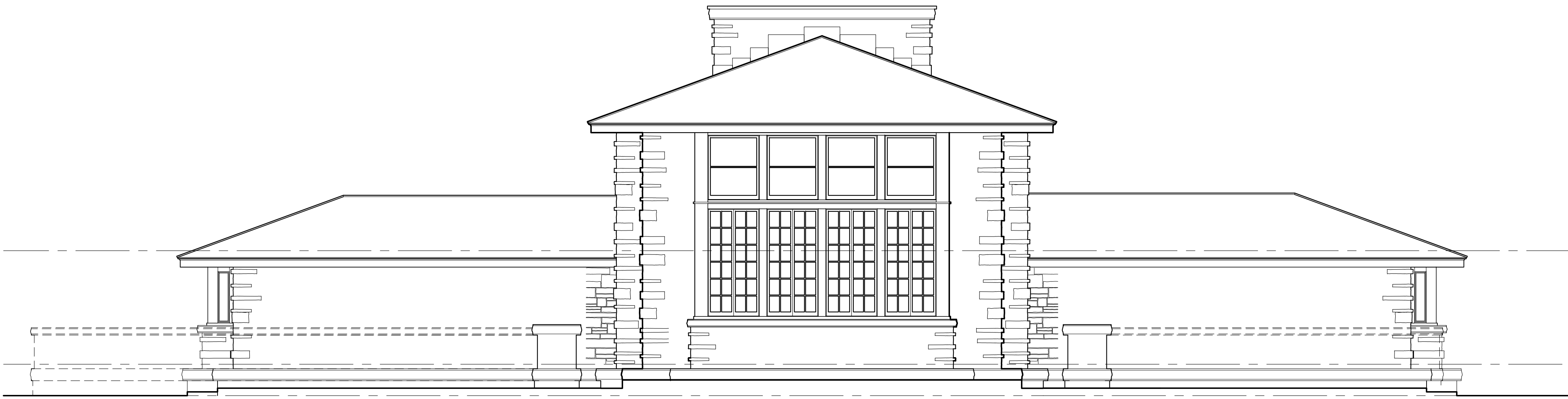
INDIAN ROOM
NORTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



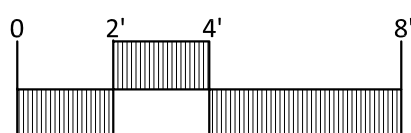
INDIAN ROOM
SOUTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



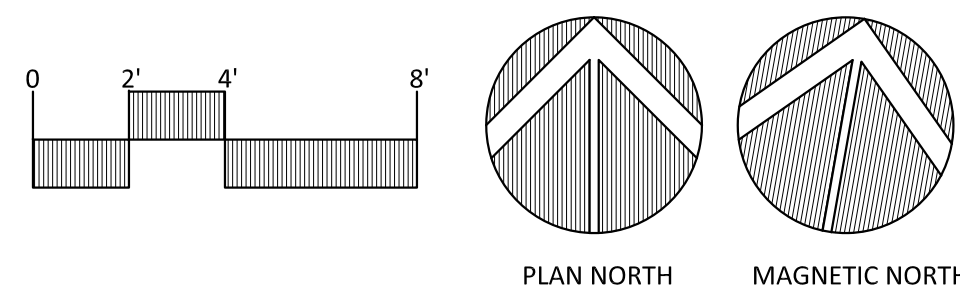
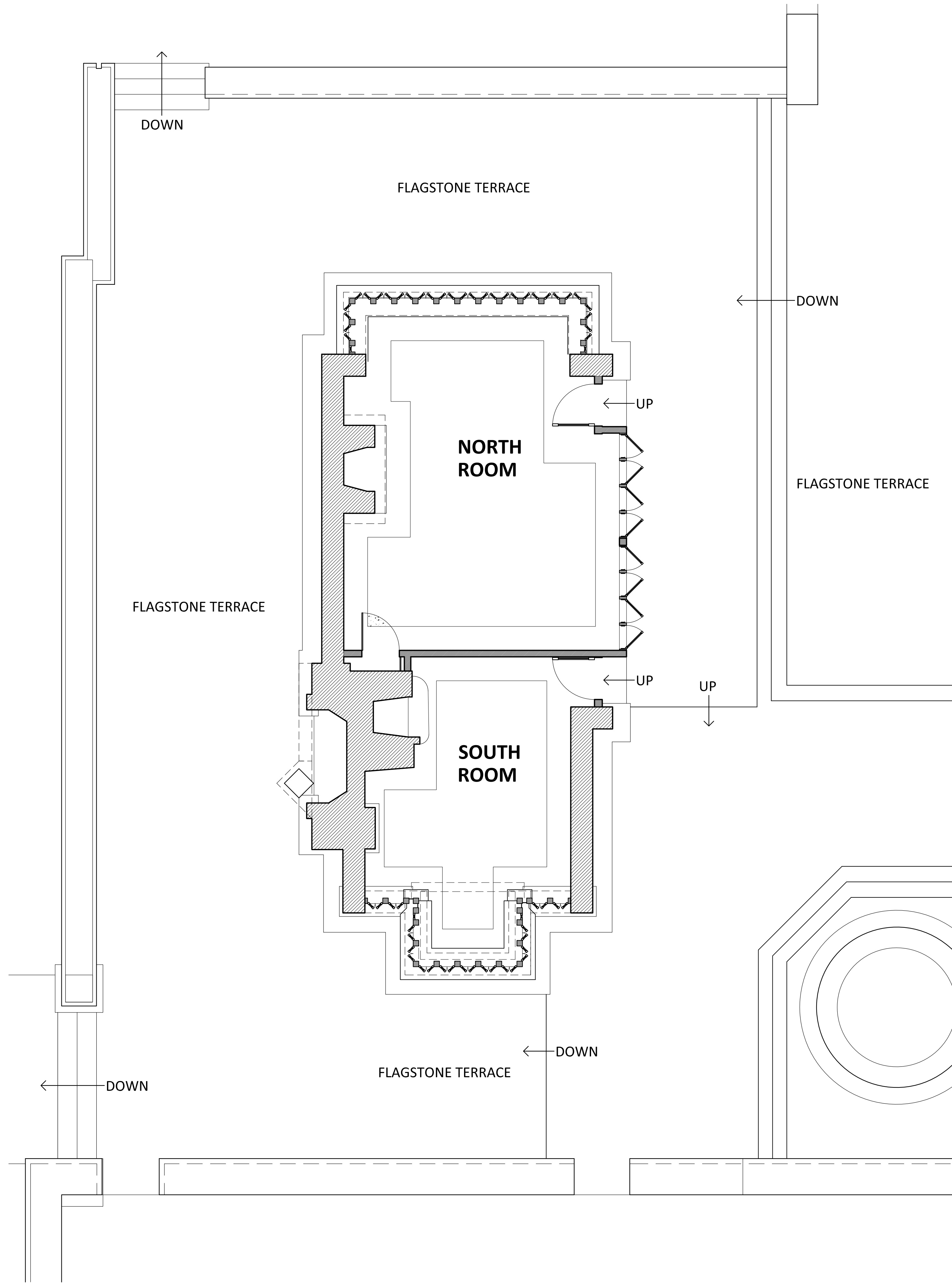
INDIAN ROOM
EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

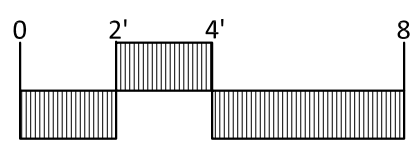
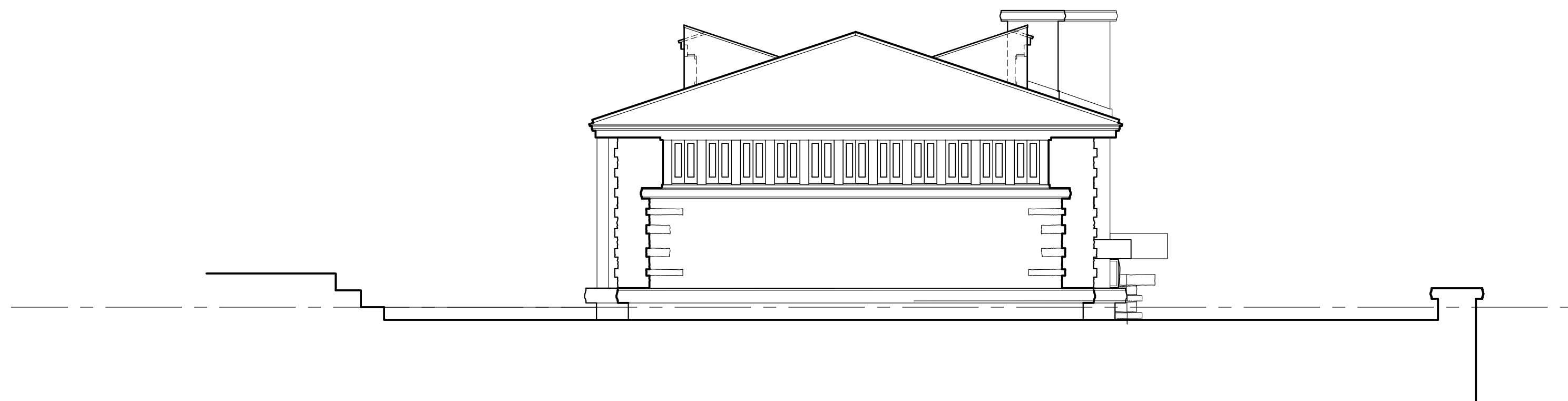


INDIAN ROOM
WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

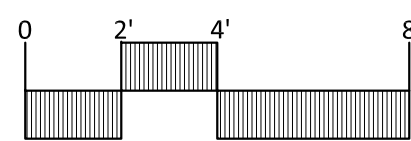


VERANDA ROOMS
FIRST LEVEL FLOOR PLAN (AS-BUILT)
SCALE: 1/4" = 1'-0"



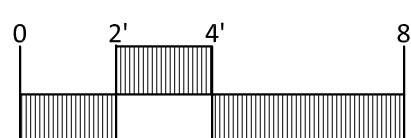
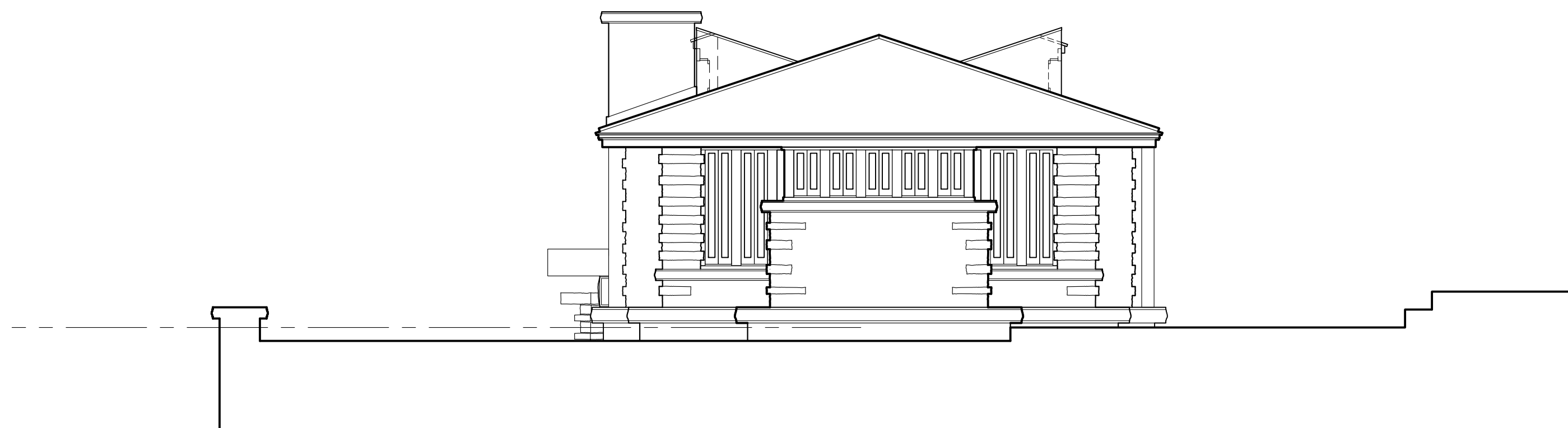
VERANDA ROOMS
NORTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



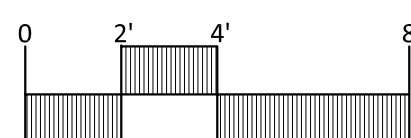
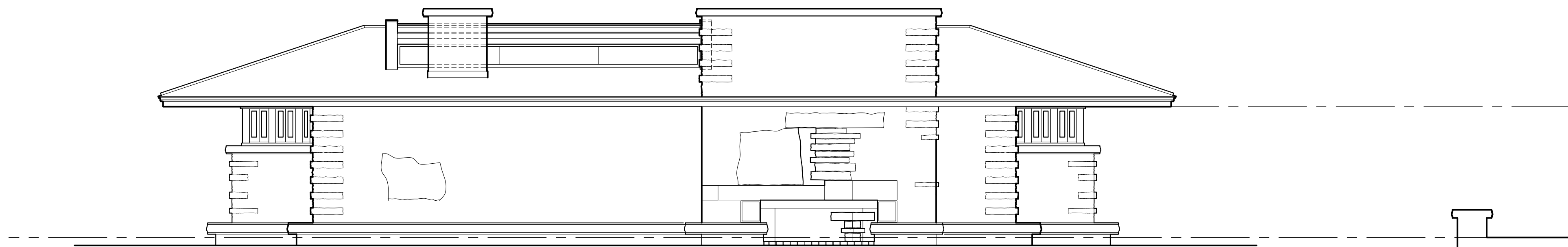
VERANDA ROOMS
EAST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



VERANDA ROOMS
SOUTH ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



VERANDA ROOMS
WEST ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

The Prairie School Legacy in Iowa Symposium

JUNE 27-28, 2025

HOTEL JULIEN
DUBUQUE, IOWA



REGISTRATION
AVAILABLE



The Prairie School Legacy in Iowa

Symposium

A two-day event highlighting the work of architects Alfred Caldwell and Frank Lloyd Wright and their impact on midwestern architecture.

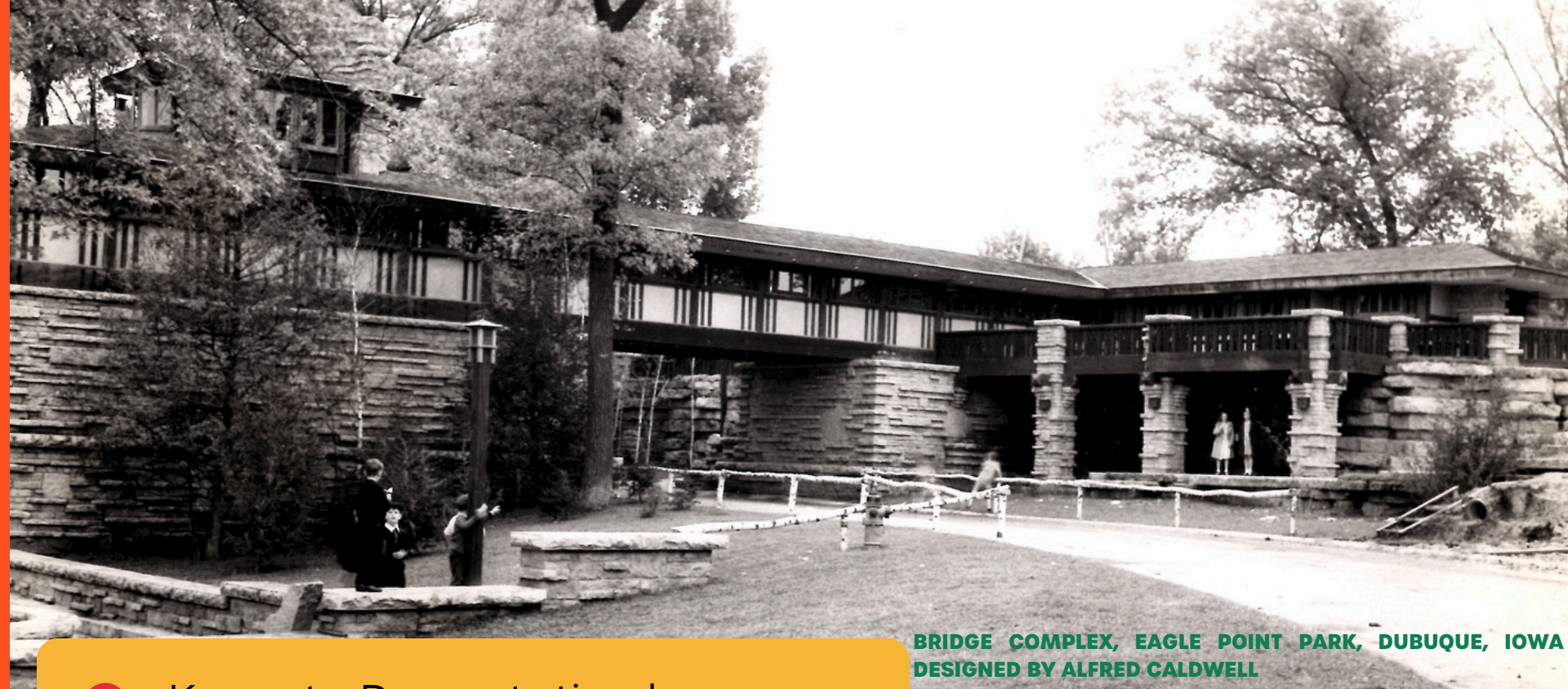
JUNE 27-28, 2025

HOTEL JULIEN
DUBUQUE, IOWA



REGISTRATION
AVAILABLE

WWW.HERITAGEWORKSDBQ.COM



BRIDGE COMPLEX, EAGLE POINT PARK, DUBUQUE, IOWA
DESIGNED BY ALFRED CALDWELL

- Keynote Presentation by Dr. Paul Kruty, University of Illinois
- Current research and Eagle Point Park restoration plans by historian Julia Bachrach, Consulting Historian, and Preservationist and Mike Ford, Wiss, Janney, Elstner Associates
- New research & scholarship about the legacy of Wright in Iowa by John Waters, Frank Lloyd Wright Building Conservancy

Guided tours of Frank Lloyd Wright's Cedar Rock and Alfred Caldwell's Eagle Point Park





FOR IMMEDIATE RELEASE

Prairie School Legacy in Iowa Symposium to Feature Leading Architectural Experts & Guided Tours

Dubuque, IA – [Date of Release] – The Prairie School Legacy in Iowa Symposium will be held June 27-28, 2025 at the Hotel Julien in downtown Dubuque. This event will bring together renowned architectural historians, preservationists, and enthusiasts to explore the enduring influence of the Prairie School movement in Iowa. The event is being hosted by Heritage Works, a historic preservation nonprofit dedicated to building upon our past to inspire our future.

“While working on the Historic Structures Report for Eagle Point Park we realized that there is a broader story that needs to be told about the impact Iowa had on the Prairie School movement,” said Julia Bachrach, one of the symposium speakers. “We have unearthed new research about Alfred Caldwell and his work that will be revealed for the first time at this symposium.”

The symposium includes presentations from leading experts, a cocktail reception and dinner at Steeple Square on Friday evening, lunch on Saturday, and guided tours of significant historic sites designed by Prairie School luminaries Frank Lloyd Wright and Alfred Caldwell.

Featured Speakers and Topics:

- **Dr. Paul Kruty, University of Illinois:** “The Legacy of the Prairie School, America’s First Modern Architecture”
- **Julia Bachrach, Consulting Historian and Preservationist:** “Poems in Stone: Alfred Caldwell’s ‘Nature Aiding Program’ for Eagle Point Park”
- **John Waters, Frank Lloyd Wright Building Conservancy:** “From Prairie to Usonia: Frank Lloyd Wright’s Half-Century Legacy in Iowa”
- **Katie Hund, Cedar Rock State Park:** “Frank Lloyd Wright’s Cedar Rock - History and Preservation of the Walter Estate”

Symposium Schedule:

Friday, June 27th:

- 12:00 pm: Arrival and Event Registration (Hotel Julien)
- 1:00 pm: Welcome; Opening Remarks
- 1:15 – 4:30 pm: Presentations
- 5:30 pm: Cocktail reception at Steeple Square

- 6:00 - 7:30 pm: Dinner Reception at Steeple Square

Saturday, June 28th:

- 9:00 am: Motorcoaches depart from Hotel Julien
- 9:00 am – 3:00 pm: Tours by motorcoach of Eagle Point Park and the Lowell and Agnes Walter Estate at Cedar Rock State Park
- 12:00 pm: Boxed lunch provided
- 4:00 pm: Motorcoaches arrive back at Hotel Julien; symposium concludes

Accommodations:

Attendees can reserve rooms at a discounted rate at the Hotel Julien and the Holiday Inn/Downtown Dubuque. To receive the discounted rate, register under the block name: The Prairie School Legacy in Iowa.

Registration:

\$150 per person; \$125 for students. Register online at the [Heritage Works Dubuque website: https://heritageworksdbq.com/](https://heritageworksdbq.com/)

Education Credits:

By attending The Prairie School Legacy in Iowa Symposium on June 27th & 28th in Dubuque, Iowa, AIA members will earn 10 AIA CEU LUs. AIA Iowa is an AIA CES Approved Provider (A#023) with The American Institute of Architects Continuing Education System. Credit earned on completion of this program will be reported to AIA CES for AIA members. Certificates of Completion are available upon request. Questions? Contact AIA Iowa at info@aiaiowa.org.

Contact:

Heritage Works, 563.564.4080, info@heritageworksdbq.com

About Heritage Works:

Founded in 2015, Heritage Works is a historic preservation nonprofit dedicated to building upon our past to inspire our future. We believe that activation of our historic properties is the key to developing an authentic, vibrant, and culturally rich community. We provide preservation consulting services, financial tools, workforce training, educational workshops, advocacy, and architectural tours to support the work being done by community leaders, residents, business owners, elected officials, and other stewards of our region's built environment.



**City of Dubuque
City Council**

ACTION ITEMS # 4.

ITEM TITLE:	Parks and Recreation Advisory Commission Recommendation for Naming Rustic Point Subdivision Park
SUMMARY:	Parks and Recreation Advisory Commission recommending naming Rustic Point subdivision park Rustic Point Park.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Proposed Names for Rustic Point Subdivision Park
4. Park Naming Policy Approved by Council 12-3-18

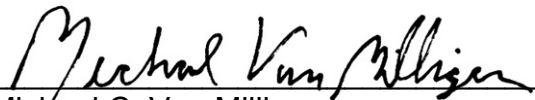
TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Parks and Recreation Advisory Commission Recommendation for Naming
Rustic Point Subdivision Park

DATE: April 11, 2025

At the April 7, 2025, meeting, the Parks and Recreation Advisory Commission unanimously agreed to recommend naming Rustic Point subdivision park Rustic Point Park.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Parks and Recreation Director
Steve Fehsal, Park Division Manager
Jared Charland, Project and Facilities Manager

TO: Michael C. Van Milligen, City Manager
FROM: Marie L. Ware, Parks and Recreation Director
SUBJECT: Parks and Recreation Advisory Commission Recommendation for Naming Rustic Point Subdivision Park
DATE: April 10, 2025

INTRODUCTION

The purpose of this memo is to provide a recommendation from the City's Parks and Recreation Advisory Commission for the park located in the Rustic Point subdivision.

BACKGROUND

The donated area for the park in the Rustic Point subdivision is currently under contract to be designed and plans and specifications to be developed. A Parks and Recreation Naming Policy was approved in 2018 by City Council. It outlines guiding principles of naming and renaming and procedures for both naming and renaming.

DISCUSSION

On March 12, 2025, Kristin Hill, Communications Specialist created and released a press release for the naming of Rustic Point subdivision park. An online form for submission was used and paper copies were available at the Multicultural Family Center. Postcards were mailed to 100 addresses encircling the area of the to be developed park that invited them to help plan the park and submit name proposals. The City's social media outlets were used to promote the naming. The on-site public park planning input meeting was held on March 29 in this neighborhood and information was provided by the consultant during that process. The submission process was open from March 12 through April 4, 2025.

Twelve online forms were submitted for Rustic Point subdivision park naming. One name was submitted during the on-site public park planning input meeting. I reviewed

the submissions and nine were eligible per the Park Naming Policy. Four were ineligible per the Park Naming Policy. The proposed names are attached.

This information was provided to the Parks and Recreation Commission's for their consideration at their April 7, 2025, meeting. The Commission unanimously agreed to recommend naming Rustic Point subdivision park Rustic Point Park.

ACTION REQUESTED

The Park and Recreation Commission respectfully recommends the name of Rustic Point Park for Rustic Point subdivision park.

Prepared by Steve Fehsal, Park Division Manager

cc: Jared Charland, Project and Facilities Manager

Proposed Names for Rustic Point Neighborhood Park: April 2025

	Proposed Name	Category name falls under	Explanation
1	Rustic Point Park	Geographic location, such as naming in relationship to an adjacent street	It's pretty straight forward - gives clue as to location.
2	Rustic Point Park	Geographic location, such as naming in relationship to an adjacent street	Continuity with the community theme.
3	Rustic Point Park	Geographic location, such as naming in relationship to an adjacent street	It is the name of the neighborhood it is in and also the street it is on.
4	Rustic Point Park	Geographic location, such as naming in relationship to an adjacent street	Located in backyards off of Rustic Point
5	Rustic Backyard Park	Geographic location, such as naming in relationship to an adjacent street	Located in backyards off of Rustic Point
6	Jerome Greer	Individuals or groups who have provided exceptional service to the City	Jerome Greer, the first Black principal in Dubuque Community School District. Endured racism that occurred in city park across the street from his school. 2026 will mark 35 years since Mr. Greer started at Irving Elementary School. I believe this could close a chapter of Dubuque's history while also honoring a person who was dedicated to education for all children. Link to story: https://www.latimes.com/politics/story/2020-01-31/dubuque-iowa-confronts-racism <u>GREER, Jerome - Encyclopedia Dubuque</u>
7	Caitlin Clark Park	Historic events, people, and places	Not a Dubuquer, but all of Iowa shares in her success and admirable representation of the state of Iowa. And is has a great ring to it!
8	Nutwood Park	Historic events, people, and places	https://www.encyclopediaadubuque.org/index.php/NUTWOOD https://www.encyclopediaadubuque.org/index.php/NUTWOOD_PARK
9	JFK Park	Geographic location, such as naming in relationship to an adjacent street	I believe JFK Park would be appropriate, since it's right in the vicinity of JFK Road. Are you still looking for a name for Jackson Park? If you look at the decorative cement surrounding the statue of an Indian girl in the park there is also a copper plate below with an inscription dedicated to Benjamin William Lacy. Its been years since I have been down there but my memory says it is a statue of Petosa. If it is, then Petosa Park would be a good name. If it is not Petosa them perhaps Lacy Park considering its location next to the Lacy Home.
Ineligible According to Park Naming Policy			
10	Taxpayer Park	Individuals or groups who have provided exceptional service to the City	Our tax dollars are being used to fund this exceptional park in a neighborhood whose property values are much higher than the general public of this city. FIX the parks we have, or build one in the city. This park is on the outskirts of Dubuque and barely in county limits. If the subdivisions want a park, they can pay for it themselves. Absolutley nobody that lives in the actual city of Dubuque will utilize this park. What an absolute shame.
11	Puppy Dog Park	Historic events, people, and places	Puppy dogs are the greatest, and make everyone happy and joyful, just like a park.
12	Another New Park	Individuals or groups who have provided exceptional service to the City	Another new park, and we still don't have lights or ADA compliant fields for our high school baseball and softball teams Park
13	Deer Point Park		Submitted at Public Engagement session on 3/29/2025

CITY OF DUBUQUE

PARK & RECREATION FACILITY NAMING POLICY

The City recognizes the importance of naming its parks and recreational facilities. The name of a park, trail, recreational facility, or natural area carries context and meaning to members of the community as well as providing a means of identifying and utilizing the City's many public spaces.

To that end, this policy provides a consistent, systematic approach to naming the City's parks, trails, recreational facilities, and natural areas.

I. Guiding Principles

It is the City's right to reserve the naming or renaming of parks, trails, recreational facilities, or natural areas to serve the best interests of the City and preserve a worthy and enduring legacy for the City's parks and recreation system. Naming requests should generally fall within one of the following broad categories:

- a. Historic events, people, and places;
- b. Individuals (living or non-living) or groups who have provided exceptional service to the City of Dubuque's park system, recreation facilities or the City as a whole;
- c. Major donations, including land or other contributions for the improvement and/or expansion of the park or trails system.
- d. Geographic location, such as naming in relationship to an adjacent street.

Naming/renaming is also meant to be a permanent act to minimize confusion, encourage a thoughtful approach to naming, and to respect our City's history. Renaming current facilities should only be undertaken when clearly warranted.

II. Procedures

These procedures are meant to ensure that naming is approached in a consistent manner.

- a. Requests for naming or renaming of parks, trails, recreational facilities or natural areas shall be submitted to the Leisure Services Manager in writing. The request must contain at minimum the proposed name and reasons for the proposed name. If the request is to replace a current name, the request must contain a justification for renaming. In addition, requests should be accompanied by documentation attesting to community support for the proposed name, including signed letters or petitions.
- b. Upon receipt of a request for naming or renaming, the Leisure Services Manager shall evaluate whether the request complies with the guiding principles of this policy, authenticate supporting documents, and prepare and forward the information for the Commission's consideration.
- c. The naming or renaming request should be presented to the Commission at a public meeting within two months of receipt of the request by the Leisure Services Manager. The Commission is responsible for developing their recommendation concerning the request to be presented to the City Council.

- d. The Commission will allow for public input and comment on naming or renaming requests.
- e. At a subsequent public meeting, the City Council may consider the recommendation of the Commission and the Leisure Services Manager in reaching a final decision concerning the request.

The City Council approved Fundraising and Naming Recognition Policy will be used with this policy when and where applicable.

**City of Dubuque
City Council**

ACTION ITEMS # 5.

ITEM TITLE:	Submission of Fiscal Year Ended June 30, 2024 Annual Comprehensive Financial Report (ACFR)
SUMMARY:	City Manager transmitting the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). Finance Manager Brian DeMoss will make a presentation.
SUGGESTED DISPOSITION:	Receive and File; Presentation

ATTACHMENTS:

1. 2024 ACFR Submission_MVM memo_2025_04_14
2. 2024 ACFR Submission_Staff memo_2025_04_14
3. FY24 City of Dubuque ACFR
4. City of Dubuque Audit 2024
5. City of Dubuque AD&A



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

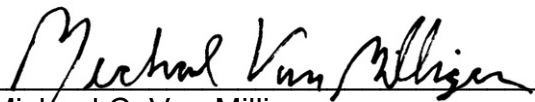
SUBJECT: Submission of Fiscal Year Ended June 30, 2024 Annual Comprehensive Financial Report (ACFR)

DATE: April 14, 2025

Chief Financial Officer Jennifer Larson and Finance Brian DeMoss are transmitting the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). The City's independent auditor issued an unmodified opinion on the financial statements.

Finance Manager Brian DeMoss will make a presentation and then Finance Manager Brian DeMoss, Chief Financial Officer Jennifer Larson and I are available, along with a representative of the auditing firm Mauldin & Jenkins LLP, to answer questions.

I respectfully recommend you receive and file the Fiscal Year 2024 annual audit.


Michael C. Van Milligen

MCVM:jh
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jennifer Larson, Chief Financial Officer
Brian DeMoss, Finance Manager

TO: Michael C. Van Milligen, City Manager

FROM: Jennifer Larson, Chief Financial Officer
Brian DeMoss, Finance Manager

SUBJECT: Submission of Fiscal Year Ended June 30, 2024 Annual Comprehensive Financial Report (ACFR) and Results of the 2024 Financial Statement Audit

DATE: April 14, 2025

INTRODUCTION

The purpose of this memorandum is to submit the Fiscal Year 2024 ACFR audited by Mauldin & Jenkins, LLC and Results of the 2024 Financial Statement Audit. The City's independent auditor issued an unmodified opinion or "clean" opinion on the financial statements.

BACKGROUND

Iowa state code requires an annual audit by independent certified public accountants or the State Auditor. In addition to meeting the requirements set forth in state statutes, the audit also was designed to meet the requirements of an annual single audit in conformity with the provisions of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Award* (Uniform Guidance).

This Annual Comprehensive Financial Report is in conformance with the standards set by Title 2 U.S. Code of Federal Regulations (CFR) Part 200. This federal regulation mandates audit standards for federal programs.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting.

Separate financial statements are required for Dubuque Metropolitan Area Solid Waste Agency, Dubuque Initiatives and Subsidiaries and Dubuque Convention and Visitors Bureau (CVB) and have been received. The financial information for these entities is included in the City of Dubuque ACFR.

ACTION STEP

It is recommended that the City Council receives and files the Fiscal Year 2024 reports identified above and receives and files this communication and related enclosures.

Copies of the financial statements for the Dubuque Metropolitan Area Solid Waste Agency are available in the Finance Department if desired by Council members.

Finance will make a brief presentation at the City Council meeting and Mauldin & Jenkins will be available for any questions.

JML

Enclosures: Fiscal Year 2024 ACFR

2024

ANNUAL COMPREHENSIVE
FINANCIAL
REPORT



FISCAL YEAR ENDED JUNE 30, 2024

Photo Courtesy of:
City of Dubuque Staff

Cover Design by:
Kristin Hill

**Annual Comprehensive Financial Report
For The Fiscal Year Ended June 30, 2024
City of Dubuque, Iowa**

Prepared by:
Department of Finance

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Introductory Section
June 30, 2024
City of Dubuque, Iowa

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CITY OF DUBUQUE, IOWA
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April 4, 2025

Honorable Mayor, City Council Members, and Residents of the City of Dubuque:

The City of Dubuque, Iowa, pursuant to the requirements set forth by state and federal regulations, hereby submits the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. Understanding the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects, and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and activities of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial operations have been included.

The Code of Iowa requires an annual audit by independent certified public accountants or the State Auditor. The accounting firm of Mauldin and Jenkins conducted the audit for fiscal year 2024. The independent auditors' report is included in the Financial Section of this report. In addition to meeting the requirements set forth in state statutes, the audit also was designed to meet the requirements of an annual single audit in conformity with the provisions of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirement, Cost Principals, and Audit Requirements for Federal Awards* (Uniform Guidance). Information related to this single audit, including the Schedule of Expenditures of Federal Awards, findings, recommendations, and the auditor's report on internal control over financial reporting and compliance with requirements applicable to laws, regulations, contracts, and grants, are included in the Compliance Section of this report.

The City provides a full range of services including: police and fire protection; sanitation services; the construction and maintenance of roads, streets, and infrastructure; inspection and licensing functions; maintenance of grounds and buildings; regional airport; library; parks, recreational activities; and cultural events. In addition to general government activities, the municipality owns and operates enterprises for a water system, water resource and recovery center (wastewater treatment), stormwater system, parking facilities, refuse collection, road salt, and public transportation.

This report includes all funds of the City of Dubuque, as well as its component units. Component units are legally separate entities for which the City is financially accountable. The City has no blended component units. This report includes the Dubuque Metropolitan Area Solid Waste Agency (DMASWA), Dubuque Initiatives and Subsidiaries, and Dubuque Convention and Visitors Bureau as discretely presented component units. A discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City of Dubuque and to differentiate its financial position and results of operations from those of the City. The City appoints a voting majority to the DMASWA governing board and operates the landfill. Dubuque Initiatives, Inc. is a sustainable, non-profit organization, working as a community partner and catalyst, to undertake challenging projects involving job creation and/or community revitalization that supports a viable, livable and equitable community. In the event of dissolution, any assets or property of the organization are transferred to the City. Travel Dubuque's purpose is to strengthen

the Dubuque area economy by competitively marketing the area as a destination for conventions, tour groups, sporting events, and individual travelers. The organization's board members include one City Council member, the City of Dubuque Mayor, and the City Manager. In the event of dissolution, any assets or property of the organization shall be transferred to the City. The City collects hotel/motel taxes and forwards 50% to Dubuque Convention and Visitors Bureau as the primary source of funds for its operations.

Generally Accepted Accounting Principles (GAAP) require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Dubuque's MD&A can be found immediately following the independent auditor's report.

PROFILE OF THE CITY

The City of Dubuque, incorporated in 1833, is located on the Mississippi River in northeast Iowa, adjacent to the states of Illinois and Wisconsin. Julien Dubuque, the city's namesake, first began mining lead in the area now known as Dubuque in 1788. Dubuque is the oldest city in Iowa and has a unique combination of the old and new, ranging from a historic downtown, numerous examples of Victorian architecture, and a Civil War era shot tower, to expanding industrial parks, multiple retail centers, revitalized riverfront and millwork districts and two casinos, one of which operating as a non-profit (DRA) with annual net revenues disbursed equally to the City's general fund, to the DRA for distribution to local non-profits in the form of grants, and for the redevelopment of Chaplain Schmitt Island. The City of Dubuque has a stable, diversified economic base and is a major tri-state retail center. The City currently has a land area of 32.3 square miles, and a census 2020 population of 59,667. As the largest city in the tri-state area, Dubuque serves as the hub of a trade area with a population estimated at 250,000. As of June 2024, the City's unemployment rate was 3.1%, above the state unemployment rate of 2.8% and below the 4.1% national rate.

The City of Dubuque is empowered to levy a property tax on real property located within the city limits. The City has operated under a council-manager form of government since 1920. Policymaking and legislative authorities are vested in the governing council, which consists of a mayor and a six-member council. The city council is elected on a non-partisan basis. The mayor is elected to a four-year term. Council members are elected to four-year, staggered terms with three council members elected every two years. Four of the council members are elected within their respective wards; the mayor and the two remaining council members are elected at-large. The governing council is responsible, among other things, for setting policy, passing ordinances, adopting the budget, appointing committees, and hiring the city manager, city attorney, and city clerk. The city manager is responsible for overseeing the day-to-day operations of the government, making recommendations to the city council on the budget, and other matters, appointing the heads of the government's departments, and hiring employees.

ECONOMIC CONDITION AND OUTLOOK

The economic condition and outlook of Dubuque continues to thrive. The City's economy has a diverse employer base including manufacturing, technology, health services, insurance, education, and government. The top 10 employers in the area employ less than 26% of the total workforce and cover five different industries, which insulates the City against the negative impact from a downturn in any one area of the economy. Several industry experts and associations have recognized the community's efforts to diversify its economy. Local unemployment rates are above (3.1%) statewide (2.8%) and below the national (4.1%) figures.

Industrial

In fiscal year 2024, the City of Dubuque experienced an expansion of industrial development in multiple regions of the city. These regions include the Dubuque Industrial Center West (DICW), the Dubuque Industrial Center South (DICS), the Kerper Boulevard industrial area, and the Dubuque Industrial Center Crossroads (DIC).

The Dubuque Industrial Center West and South (DICW and DICS) together are a total 713 acres of developable land. These industrial centers contain more than forty-five different businesses which have brought hundreds of jobs to the region. The area continues to have available lots for future investment and job creation. In fiscal year 2024 the DICW and DICS saw expansions to a number of existing businesses including:

- Vanguard Enterprises (1300 Synergy Court) : 30,000 square foot addition
- Universal Tank and Fabrication (8025 Chavenelle): 26,000 square foot addition
- Geisler Brothers Co. (1500 Radford Road): 55,985 square foot addition
- Simmons Pet Food (501 Seippel Road): 254,880 square foot remodel and addition
- Tri-State Quality Metals (651 Seippel Road): 31,350 square foot addition

Also in 2024, 400 Ice Harbor, LLC (a subsidiary of Hodge Company), acquired property in the North Port to expand its corporate workforce. On Bluff Street, Woodward Communications remodeled its existing facility to bring WHKS & Co to the City of Dubuque. At 781 Locust Street, CBDC, LLC (a subsidiary of Cottingham and Butler) invested \$12 million dollars to build out a state-of-the-art childcare center to support the needs of its growing workforce.

Commercial and Retail

Downtown Development: Over \$800 million has been invested in the downtown area in building rehabilitation, new construction, and public improvements where more than 9,000 people work. Heartland Financial and Cottingham & Butler partnered in 2019 to purchase the Roshek Building in order to accommodate their quickly expanding workforce. Their subsequent buildout provides office space on all floors of the building to support hundreds of additional Heartland and Cottingham & Butler employees at this location. The COVID-19 pandemic has changed business practices in relation to on-site employment, but all floors of the facility are prepared for a full return to the office. This continued use of an iconic historic building in Dubuque's downtown supports our local retail. Kineth Hospitality Company agreed to invest \$30 million to create a 160 room dual brand hotel in the North Port.

Historic Millwork District: The Historic Millwork District is saturated with history. It imbues the area with authenticity and character while offering valuable lessons about the importance of sustainable urban design strategies. Dubuque's Historic Millwork District is a keystone to the region's aggressive economic development strategy. With one million square feet of historic warehouse space ideal for urban mixed-use development, the District is perfectly suited to attract entrepreneurs, designers, residents, institutions, and businesses prepared to fuel Dubuque's globally competitive and sustainable economy. The District is currently home to multiple eateries, breweries, and shopping venues, as well as over 200 residential units, with nearly 200 additional units planned to begin construction in 2025. To date, the public and private sectors have cooperated to invest more than \$100 million into the transformation of the Millwork District and it is attracting entrepreneurs, residents, institutions, and businesses that are fueling Dubuque's competitive economy.

Commercial Development: In 2023, The John F. Kennedy Road Commercial Corridor sees continued development with the Switch Development's construction of 7500 sq multi-tenant building and additional outlot located on 4.5 acre site located at the northwest intersection of Northwest Arterial and John F. Kennedy Road. Asbury Plaza continues to be developed with the additions of Starbucks and future construction of a Brakes Plus facility.

Other commercial projects that were reviewed, completed or under construction during the fiscal year include:

- Kwik Star Convenience Store and Gas Station (Kerper Blvd/Kerper court)
- Dutrak Community Credit Union (380 E. 14th Street): New Construction
- Kraus Enterprises LLC Multi-bay Carwash (1061 Cedar Cross Road): New Construction
- Callahan Construction (7619 Commerce Park): Building Expansion
- Horsfall Storage (8205 Seipple Court): New Construction
- Finnin Kia Car Dealership (4355 Dodge Street): Building Expansion
- Peosta Storage (1800 Radford Road): New Construction
- Cottingham & Butler Childcare and Preschool (799 Loucst Street); New Construction
- National Mississippi River Museum Otter Exhibit (350 E. Third Street): Building Expansion
- Portzen Multi-Tenant Building (6600 Boulder Brook Court): New Construction

Residential

In fiscal year 2024, the City of Dubuque saw an expansion of residential projects. Residential development included market rate apartments, single-family lots, duplex lots, and workforce housing units. The following residential developments were reviewed, completed, or under construction during the fiscal year:

-
- BM Properties (3130 Lake Ridge Drive); 42-unit market rate housing development
- 799 Main, LLC (799 Main Street): 36-unit market rate housing development
- Farley & Loetscher (801 Jackson Street): 125-unit market rate housing development
- Millwork Flats (1065 Jackson): 62-unit market rate housing development
- Union at the Marina (Hawthorne Street): 201-unit affordable housing development
- Emri Apartments - (Radford Road): 48-unit affordable housing development
- Former St. Anthony School (2175 Rosedale Avenue): 22-unit market rate housing development
- South Pointe Townhomes (Rolling Creek): two 3-unit market rate townhomes
- Numerous other residential housing developments throughout the downtown totaling 41 market rate units

In addition, three parks were constructed in the English Ridge, Westbrook and Eagle Valley Subdivisions.

Health Services

Grand River Medical Center constructed a 45,000 square foot, three-story, acute care medical facility in Westmark Business Park off of the Northwest Arterial and Pennsylvania Avenue.

Medical Associates Clinic is in the process of grading 5 1/2 acres located on the northwest corner of the intersection of Chavenelle Road and the Northwest Arterial for a future medical clinic.

Crescent Community Health Center, a Federally Qualified Health Center (FQHC), expanded services and their clinic space at 1690 Elm Street to include behavioral health services, an urgent care clinic and wellness services. The clinic continues to expand dental services to pediatric and oral surgery. Crescent acquired In Focus pharmacy, located on the second floor of 1690 Elm Street, and now offers pharmacy services.

Education

The Dubuque community takes great pride in the quality of its educational system and it is a top priority for Dubuque residents and leaders.

The Dubuque community schools district provides K-12 education through 11 elementary schools, three junior high schools, one middle school, and three high schools. Dubuque also offers two private school systems accredited by the State of Iowa. Holy Family Catholic Schools offers K-12 education at two elementary schools, one K-5 Spanish Immersion Program, a middle school, and a high school. The Dubuque Lutheran School offers K-5 education at one elementary school.

Dubuque boasts three private, liberal arts colleges offering a wide variety of undergraduate and graduate degree programs, a community college with a diverse certificate and degree programs, and a Bible college. The tri-state area features an additional state university and two more community colleges for a total of 18,000 college students.

MAJOR INITIATIVES

For the Year. The City of Dubuque staff, following the adopted priorities of the Mayor and City Council, has been involved in a variety of projects throughout the year. These projects reflect the City's commitment to continue to provide high quality services to the residents and stakeholders of Dubuque within the budget guidelines set by the mayor and city council.

Creating an Equitable Community for All: Creating a more equitable community of choice for all residents remains a top priority of the City Council. Each year, the Council completes an annual goal-setting process to identify priorities for the next 12-18 months. Top priorities for 2024 included:

- Street Maintenance & Rehabilitation Program
- Air Service Future Strategy & Action Plan
- City Workforce Retention & Attraction
- Comprehensive Study of Fire Station Locations and Staffing
- Police Department Full Staffing
- Street Maintenance & Rehabilitation Program

Chaplain Schmitt Island Master Plan: As part of a commitment to create a variety of fun things to do for all, the City is part of a team led by the DRA which is implementing the Chaplain Schmitt Island Master Plan and the recently adopted Schmitt Island Development Plan. The Plans identify a strategy to redevelop the island, beginning with the additional enhancements to the Veterans Memorial Plaza and developing/redeveloping recreational amenities, business development, self-sufficiency of the Q Casino + Resort, construction of a new hotel, and redevelopment of the 16th Street Corridor onto the Island. The ImOn Arena (ice rink and event center) transferred from a non-profit operation to City to now management by Schmitt Island Development Corporation, the first of many partnerships to be developed with this partner. The amphitheater project is currently being constructed. There is a focus on the environmental enhancement and integrity of the island working with the US Army Corps of Engineers and the Iowa Department of Natural Resources.

Central Avenue Corridor Revitalization: The Dubuque City Council made investing in the Central Avenue corridor a high priority and sought to preserve the corridor's history and spur economic revitalization by developing a master plan. The City gathered public input regarding the current state of the area and potential improvements from Central Avenue Corridor stakeholders, including business owners, employees, patrons, residents, landlords, social service agencies, community leaders, and partner agencies. Through neighborhood association meetings, open-house workshops, pop-up events, an online survey, and more, the public shared their vision for an improved Central Avenue corridor. Using the feedback shared, the City worked in conjunction with a consultant to develop the Central Avenue Corridor Streetscape Master Plan to address aesthetics and mobility in the corridor.

Central Avenue Corridor In January 2023, the Dubuque City Council adopted the Central Avenue Corridor Streetscape Master Plan. The City budgeted \$150,000 for FY23 and \$25,000 for FY2024 to make minor aesthetic improvements on Central Avenue from 11th St. to 22nd St. Additionally, the Engineering Department's FY2023 five-year Capital Improvement Program budget included \$400,000 for the design of streetscape and traffic improvements, along with \$265,000 for the Central Avenue and White Street Corridor Study. This allocation covered a comprehensive traffic study that assessed signalized intersections in the corridor, identified enhancements or modifications to meet traffic demands, and addressed transit needs as well as bike, pedestrian, and sustainability considerations.

Central and White In January of 2025, the city council adopted the Central Ave. and White St. Corridor Traffic Study Summary Report. The results of the study will be used to enhance the corridor through improved safety and accessibility features, connected community spaces, opportunity for economic development and reinvestment in surrounding neighborhoods, and overall improved quality of place.

City Workforce Retention & Attraction, Public Safety Staffing: Significant effort was put into hiring and retaining a highly-qualified workforce. In addition to the completion and implementation of a compensation & classification study, efforts continue to invest in professional development for staff, offer competitive salaries and benefits for staff, and implement strategies to enhance our workforce. City Council approved reallocating five sworn police positions to non-sworn. This change has resulted in an increased number of applicants for available positions.

For the Future. The mayor and city council will continue to take action to achieve their goals of maintaining a strong local economy, sustaining stable property tax levies, and enhancing the safety and security of residents through neighborhood vitality. City staff will work to implement the city council's vision for Dubuque. A program of comprehensive service reviews has continued as a vehicle for analyzing City services, identifying opportunities for improvement, and determining areas of possible cost reductions. The goal of the service review program is to ensure that services desired by the residents are provided in the most cost effective and efficient method possible. The city council's goals for the next five years and beyond include the following:

- Vibrant Community: Healthy and Safe
- Financially Responsible, High-Performance City Organization: Sustainable, Equitable, and Effective Service Delivery
- Robust Local Economy: Diverse Businesses and Jobs with Economic Prosperity
- Livable Neighborhoods and Housing: Great Place to Live
- Sustainable Environment: Preserving and Enhancing Natural Resources
- Connected Community: Equitable Transportation, Technology Infrastructure, and Mobility
- Diverse Arts, Culture, Parks, and Recreation Experiences and Activities
- Partnership for a Better Dubuque: Building Our Community that is Viable, Livable, and Equitable

FINANCIAL INFORMATION

Internal Controls: City management is responsible for establishing and maintaining internal controls to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles.

Single Audit: As a recipient of federal and state financial assistance, the City of Dubuque's government is responsible for ensuring that adequate internal controls are in place to ensure compliance with applicable laws, regulations, contracts, and grants related to those programs. These internal controls are subject to periodic evaluation by management.

As a part of the City's single audit described earlier, tests are made to determine the adequacy of internal controls, including that portion related to federal programs, as well as to determine that the government has complied with applicable laws, regulations, contracts, and grants.

Budgeting Controls: In addition, the government maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the city council. All funds, except for fiduciary fund types which include pension trust funds, private purpose trust funds, and custodial funds are included in the annual budget process. The level of budgetary control (that is the level at which expenditures cannot legally exceed the appropriated amount) is established by state programs. The government also maintains an encumbrance accounting system as one

technique for accomplishing budgetary control. Encumbered amounts lapse at year-end; however, encumbrances generally are re-appropriated as part of the following year's budget. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Cash Management: Cash temporarily idle during the year was invested in demand deposits, certificates of deposit, federal agency obligations, and authorized mutual funds. The City (including DMSWA) had investment gains in excess of \$5 million during fiscal year 2024. The investment policy adopted by the city council stresses the importance of capital preservation. The policy directives intend to minimize credit and market risks while maintaining a competitive yield on the portfolio.

Risk Management: The City of Dubuque is a member of a statewide risk pool for local governments, the Iowa Communities Assurance Pool (ICAP). The coverage for general and auto liability, as well as public official and police professional liability are acquired through this pool. The City has established a Workers' Compensation Reserve Fund for insuring benefits provided to City employees which is included in the Internal Service Fund Type.

Bond Rating: Moody's Investors Service maintained the Aa2 rating on outstanding general obligation unlimited tax (GOULT) debt in January 2025; a Aa2 rating on outstanding second lien sales tax increment debt that is ultimately backed by an unlimited property tax pledge; and the City continues to have a A1 rating on outstanding senior lien sales tax increment revenue bonds. The Aa2 rating reflects . Moody's credit analysis states, "the City of Dubuque's local economy benefits from its role as a regional economic center, with solid resident income and full value per capita. Financial operations are strong and will remain so despite declines in fund balance over the next few years, as it expends funds from the pandemic. Long-term liabilities and fixed cost ratios are moderate and will remain so despite future borrowing needs." According to Moody's, the Aa2 issuer rating for the City of Dubuque's bonds reflects the city's healthy economic base, which serves as a regional economic center. Other rationale stated for the rating include full value per capita and adjusted resident income are solid at around \$109,000 and 98% respectively, though weaker than Aa peers, in part because of a large student population, available fund balance was strong at around 60% of revenue at the close of fiscal 2023 (year-end June 30), and cash was stronger at 85% of revenue. The City's available fund balance will likely remain well over 45%, despite some planned draws in fiscal 2024 and fiscal 2025 to spend down federal funds from the pandemic. Despite the state adopting new property tax restrictions, revenue raising flexibility remains strong because the City maintains significant margin in its employee benefits fund and is not utilizing its emergency levy. The long-term liabilities ratio will likely remain well under 300% inclusive of the current issuances and future borrowing plans, and fixed-costs ratio will remain well below 20%.

Moody's provides credit ratings and research covering debt instruments and securities. The purpose of Moody's ratings is to provide investors with a simple system to gauge future relative creditworthiness of securities. The firm uses nine rating classifications to designate least credit risk to greatest credit risk: Aaa, Aa, A, Baa, Ba, B, Caa, Ca, and C. Moody's appends numerical modifiers 1, 2, and 3 to each rating classification.

AWARDS AND ACKNOWLEDGEMENTS

Awards: The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Dubuque, Iowa, for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2023. This was the 36th consecutive year that the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

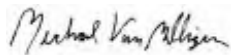
A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

GFOA also awarded a Distinguished Budget Presentation Award to the City of Dubuque, Iowa, for its annual budget for the fiscal year ended June 30, 2025. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This was the 18th consecutive year that the City has achieved this prestigious award. This award is valid for a period of one year.

The City of Dubuque's investment policy was awarded the Certification of Excellence in July 2009 by the Association of Public Treasurers of the United States and Canada. The investment policy is to be reviewed every five years by the APT US&C. The investment policy was successfully recertified in 2023.

Acknowledgments: The preparation of this report could not be accomplished without the efficient and dedicated services of the entire Finance Department staff. We also thank the mayor and city council for their interest and support in planning and conducting the financial operations of the City of Dubuque in a responsible and progressive manner. We also thank the independent certified public accountants, Mauldin and Jenkins, whose competent assistance and technical expertise have enabled the production of this report.

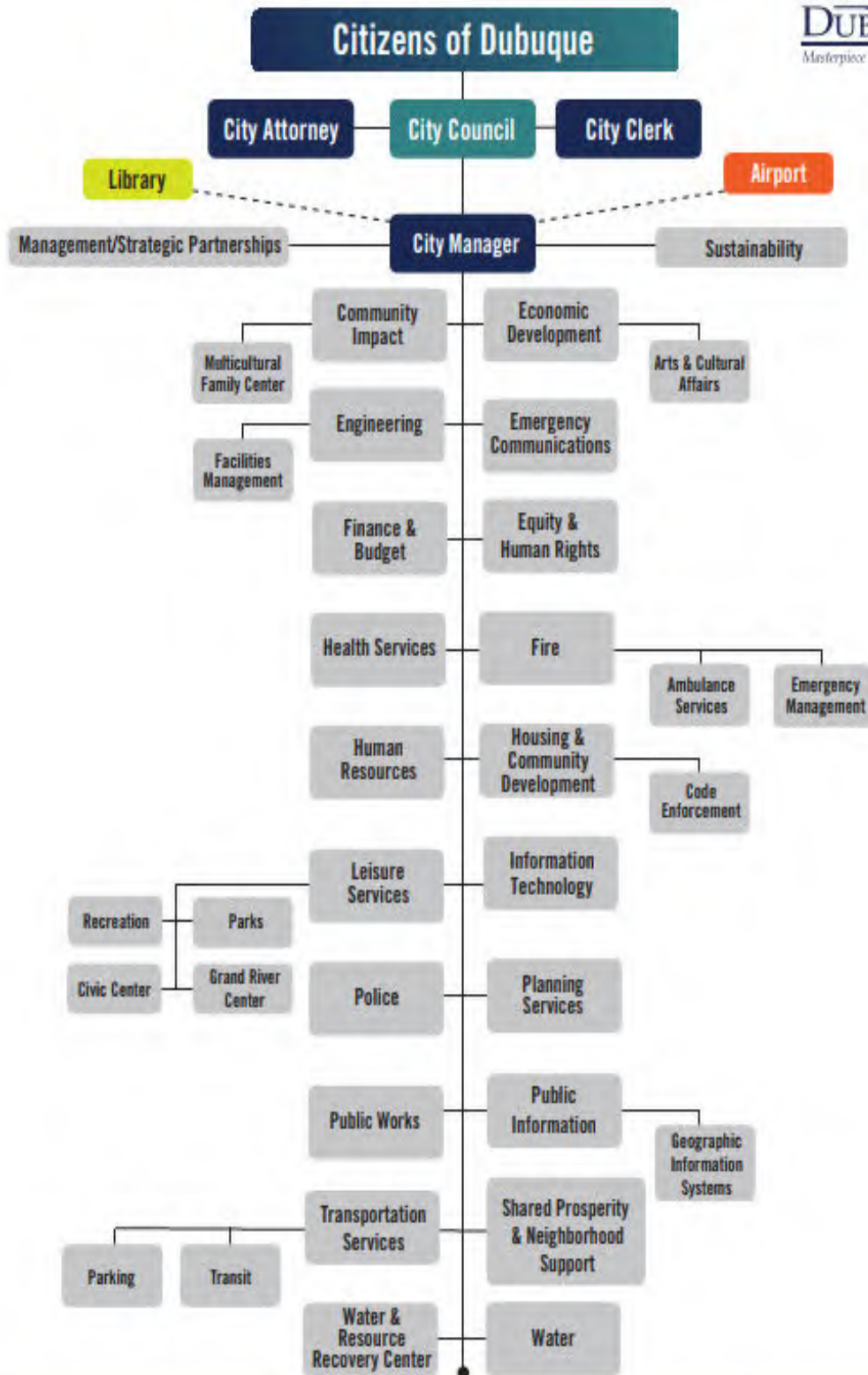
Sincerely,



Michael C. Van Milligen
City Manager



Jennifer M. Larson
Chief Financial Officer



KEY

				
Elected by the Citizens of Dubuque	Appointed by the City Council	Appointed by the Library Board of Trustees	Appointed by the Airport Commission	Appointed by the City Manager

CITY OF DUBUQUE, IOWA
OFFICIALS
JUNE 30, 2024

CITY COUNCIL

Brad M. Cavanagh	Mayor
Ric W. Jones	Council Member, At-Large Representative
David T. Resnick	Council Member, At-Large Representative
Susan R. Farber	Council Member, Ward One Representative
Laura J. Roussell	Council Member, Ward Two Representative
Daniel C. Sprank	Council Member, Ward Three Representative
Katy A. Wethal	Council Member, Ward Four Representative

COUNCIL APPOINTED OFFICIALS

Michael C. Van Milligen	City Manager
Barry A. Lindahl	Senior Counsel
Crenna M. Brumwell	City Attorney
Jason Lehman	Assistant City Attorney
Adrienne N. Breitfelder	City Clerk

DEPARTMENT MANAGERS

Todd E. Dalsing	Airport Director
Cori L. Burbach	Assistant City Manager
Gus N. Psihoyos	City Engineer
Antonio Mouzon	Community Impact Director
Jennifer M. Larson	Chief Financial Officer
Jill M. Connors	Economic Development Director
Jessica George-Rethwisch	Emergency Communications Director
Gisella Aitken-Shadle	Chief of Equity & Human Rights
Amy Scheller	Fire Chief
Mary Rose Corrigan	Health Services Manager
Alexis M. Steger	Housing and Community Development Director
Shelley M. Stickfort	Chief Human Resources Officer
Christine A. Kohlmann	Chief Information Officer
Marie L. Ware	Director of Leisure Services
Nicholas L. Rossman	Library Director
Randy W. Gehl	Public Information Officer
Arielle Swift	Public Works Director
Wally C. Wernimont	Planning Services Manager
Jeremy Jensen	Police Chief
Anderson Sainci	Director of the Office of Shared Prosperity & Neighborhood Support
Gina S. Bell	Director of Sustainability
Ryan Knuckey	Transportation Services Director
Christopher J. Lester	Water Department Manager
Deron Muchring	Water & Resource Recovery Center Manager



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**City of Dubuque
Iowa**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morrell

Executive Director/CEO



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Dubuque, Iowa** (the "City"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Dubuque Initiative and Subsidiaries and the Dubuque Convention and Visitors Bureau, which represents 29.10%, 30.36%, and 40.14%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Dubuque Initiative and Subsidiaries and the Dubuque Convention and Visitors Bureau, is based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau, component units included in the financial statements of the aggregate discretely presented component units, were not audited in accordance with *Government Auditing Standards*.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charge with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") (on pages 18 through 27), the Schedule of Receipts, Expenditures, and Changes in Fund Balances – Budget and Actual (Budgetary Basis) – Governmental Funds and Enterprise Funds (on page 108), the Note to Required Supplementary Information – Budgetary Reporting (on page 109), the Schedule of the City's Proportionate Share of Net Pension Liability – Iowa Employees' Retirement System (on page 110), the Schedule of the City's Contribution – Iowa Employees' Retirement System (on page 111), the Notes to Required Supplementary Information – Net Pension Liability IPERS (on page 112), the Schedule of the City's Proportionate Share of Net Pension Liability – Municipal Fire and Police Retirement System of Iowa (on page 113), the Schedule of the City's Contributions – Municipal Fire and Police Retirement System of Iowa (on page 114), the Notes to Required Supplementary Information – Net Pension Liability MFPRSI (on page 115) and the Schedule of Changes in Total OPEB Liability, Related Ratios and Notes (on page 116), be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board ("GASB") who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion the combining statements and schedules and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 4, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Dubuque, Iowa's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia

April 4, 2025

CITY OF DUBUQUE, IOWA

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2024

This section of the City of Dubuque's annual financial report presents our discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2024. Comparative information from the previously issued financial statements for the year ended June 30, 2023, is also included. Please read it in conjunction with the transmittal letter at the front of this report and the City's financial statements found in the next section of this report.

FINANCIAL HIGHLIGHTS

- The net position of the City of Dubuque increased to \$724,718,388 compared to net position of \$709,270,904 for fiscal year 2023.
- Governmental program revenues were consistent with fiscal year 2023. Total governmental program revenues were \$55,039,401.
- The City's business type activities program revenues increased by \$2,730,735. Charges for services increased by \$2,419,239. Operating grants and contributions decreased by \$1,797,788 due to a decrease in federal operating grants in transit operations. Capital grants and contributions increased by \$2,109,884 mainly due to contribution of capital assets from outside sources. Capital contributions received from governmental funds were \$312,275 and are shown in the transfers line and are detailed out in Note 6.
- Expenses of the City's governmental activities increased approximately 18.4%, or \$19,212,965 in fiscal year 2024. The increase was seen mainly in public works and general government, which is due to additional development related costs, street maintenance costs, additional salary and wages, and subscription asset related amortization.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's basic financial statements consist of government-wide financial statements, fund financial statements, and notes to the financial statements. This discussion and analysis is intended to serve as an introduction to the basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private-sector business. The paragraphs below provide a brief description of the government-wide financial statements.

CITY OF DUBUQUE, IOWA

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2024

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between assets plus deferred outflows, and liabilities plus deferred inflows of resources reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. To assess the overall health of the City, additional non-financial factors should be considered, such as changes in the City's property tax base and the condition of the City's infrastructure.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods such as uncollected taxes and earned but unused sick and vacation leave.

The government-wide financial statements include not only the City itself (known as the primary government), but also three other legally separate entities (known as component units), the Dubuque Metropolitan Area Solid Waste Agency (DMASWA), Dubuque Initiatives (DI) and Subsidiaries, and the Dubuque Convention and Visitors Bureau (CVB) for which the City of Dubuque is considered financially accountable. Financial information for DMASWA, DI, and CVB are reported separately from the financial information presented for the primary government. The Dubuque Metropolitan Area Solid Waste Agency, Dubuque Initiatives and Subsidiaries, and Dubuque Convention and Visitors Bureau issue separate financial statements. Dubuque Initiatives and Subsidiaries' financial statements are prepared on a calendar year basis while the Dubuque Metropolitan Area Solid Waste Agency's and Dubuque Convention and Visitors Bureau's financial statements are prepared on the same fiscal year basis as the City of Dubuque.

The government-wide financial statements are divided into two categories:

Governmental activities. This category consists of services provided by the City that are principally supported by taxes and intergovernmental revenues. Basic City services such as police, fire, public works, planning, parks, library, and general administration are governmental activities.

Business-type activities. These activities are supported primarily by user fees. The services provided by the City in this category include water, sewer, storm water, refuse, salt, parking, and transit.

Fund Financial Statements

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with legal requirements for financial transactions and reporting. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

CITY OF DUBUQUE, IOWA

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED JUNE 30, 2024

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances are followed by a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains four individual major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, tax increment financing fund, community development fund and debt service fund, all of which are considered to be major funds. Data from all other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City legally adopts an annual budget by function. A budgetary comparison schedule has been provided.

Proprietary funds. The City maintains two different types of proprietary funds – enterprise funds and internal service funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sewer, water, storm water, and refuse utilities, transit service, parking facilities, and salt. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its general services, garage services, stores/printing, health insurance, and workers' compensation. The engineering services fund is used to budget for engineering staff time expected to be spent on capital projects, but the actual time spent working on capital projects is directly charged to the funds that the capital projects are budgeted. The City's internal service funds are allocated between the governmental activities and business-type activities in the government-wide financial statements.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has one fiduciary fund, a custodial fund used for reporting resources from police seizures.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the budget and actual results of the City, the City's proportionate share of the net pension liability and related contributions for both of the City's pension plans, and the schedule of changes in the total OPEB liability.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds, nonmajor enterprise funds, and internal service funds are presented immediately following the required supplementary information.

CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position. As noted earlier, net position may serve as a useful indicator of a government's financial position when observed over time. The analysis that follows focuses on the change in net position for the governmental and business-type activities.

The largest part of the City's net position reflects its net investment in capital assets such as land, buildings, infrastructure, machinery, and equipment less any related debt used to acquire those assets that is still outstanding. The debt related to the investment in capital assets is liquidated with resources other than capital assets, lease and subscription assets. Restricted net position represents resources subject to external restrictions, constitutional provisions or enabling legislation on how they can be used. Unrestricted net position is the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, legislation, or other legal requirements.

CITY OF DUBUQUE'S NET POSITION						
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 187,639,906	\$ 195,308,266	\$ 62,920,712	\$ 58,314,028	\$ 250,560,618	\$ 253,622,294
Capital, lease, and subscription assets	443,728,312	434,690,348	384,840,933	388,775,568	828,569,245	823,465,916
Total assets	<u>631,368,218</u>	<u>629,998,614</u>	<u>447,761,645</u>	<u>447,089,596</u>	<u>1,079,129,863</u>	<u>1,077,088,210</u>
Deferred outflows of resources	15,151,267	9,403,632	2,037,423	1,341,811	17,188,690	10,745,443
Long-term liabilities	112,046,391	105,570,830	145,283,815	157,122,209	257,330,206	262,693,039
Other liabilities	35,265,628	34,689,475	16,319,483	17,022,908	51,585,111	51,712,383
Total liabilities	<u>147,312,019</u>	<u>140,260,305</u>	<u>161,603,298</u>	<u>174,145,117</u>	<u>308,915,317</u>	<u>314,405,422</u>
Deferred inflows of resources	60,996,155	62,480,241	1,688,693	1,677,086	62,684,848	64,157,327
Net position:						
Net investment in capital assets	405,878,371	400,952,682	240,084,787	231,850,352	645,963,158	632,803,034
Restricted	37,049,245	47,002,287	3,190,479	2,828,344	40,239,724	49,830,631
Unrestricted	(4,716,305)	(11,293,269)	43,231,811	37,930,508	38,515,506	26,637,239
Total net position	<u>438,211,311</u>	<u>\$ 436,661,700</u>	<u>286,507,077</u>	<u>\$ 272,609,204</u>	<u>724,718,388</u>	<u>\$ 709,270,904</u>

Net position of the governmental activities increased \$1,549,611 over fiscal year 2023 balance of \$436,661,700. There was a \$9,037,964 increase in capital assets. The increase is due to construction of building and infrastructure. Unearned revenue decreased by \$5,807,699 related to American Rescue Plan Act funds spent. The net pension liability increased by \$6,709,041 which was offset by pension related deferred inflows that decreased by \$2,341,180.

CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024

Net position for the business-type activities increased \$13,897,873 over fiscal year 2023 of \$272,609,204. A large driver is the reduction in debt related liabilities (loans payable, notes payable, and revenue bonds payable) in the amount of \$11,984,319.

The largest portion of the City's net position, \$645,963,158 or 89.1% reflects its investment in capital assets less any related debt used to acquire these assets that is still outstanding. Restricted net position in the amount of \$40,239,724 or 5.6% represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$38,515,506, or 5.3% may be used to meet the City's ongoing obligations to citizens and creditors.

Governmental activities. Taxes are the largest source of governmental revenues with property taxes of \$40,926,636 or 31.3% in 2024. Additional notable revenues include charges for services in the amount of \$19,276,865 or 14.7%, local option sales taxes in the amount of \$12,440,662 or 9.5%, and gaming in the amount of \$8,721,633 or 6.7%. Charges for services and local option sales taxes remained consistent with the prior year. In calendar year 2024, the DRA saw a decline of -4.85% in gross gaming revenues, while Diamond Jo experienced a slight increase of +1.61% compared to 2023. The Dubuque market in 2024 was approximately \$122.6 million annually, showing a decrease of -0.8% from the \$123.6 million market in 2023. This decline was expected due to construction disruptions throughout the year. The DRA's gross gaming revenue was significantly impacted by redevelopment work on the property, which continued throughout the year. Additionally, the main highway leading to our facility was closed for extended repairs. An exit ramp that was initially scheduled for a brief closure ended up being closed for several months, further affecting traffic and access.

Governmental operating expenses during 2024 totaled \$123,802,933, an increase of \$19,212,965 from 2023. Public Safety increased \$5,609,952 due to additional positions being filled at the police and fire departments and- increased payroll costs with ratification of a new collective bargaining agreement. Public works increased \$12,188,992 due to street maintenance costs, and higher fuel costs. General government increased \$3,496,064 due to subscription based asset costs and additional payroll costs.

Business-type activities. Charges for services increased \$2,419,239 as noted earlier. Operating expenses were \$48,511,272, an increase of \$7,259,399 from 2023. Most notable increase is with water utility.

CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024

CITY OF DUBUQUE
CONDENSED STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues						
Charges for services	\$ 19,276,865	\$ 19,957,341	\$ 41,211,534	\$ 38,792,295	\$ 60,488,399	\$ 58,749,636
Operating grants and contributions	22,093,055	18,825,358	2,551,379	4,349,167	24,644,434	23,174,525
Capital grants and contributions	13,669,481	16,280,486	11,388,577	9,279,293	25,058,058	25,559,779
General revenues						
Property taxes	40,926,636	40,211,474	-	-	40,926,636	40,211,474
Local option sales tax	12,440,662	12,154,160	-	-	12,440,662	12,154,160
Hotel/motel tax	2,814,271	3,071,858	-	-	2,814,271	3,071,858
Utility franchise fees	5,617,704	7,061,030	-	-	5,617,704	7,061,030
Gaming	8,721,633	9,846,790	-	-	8,721,633	9,846,790
Unrestricted investment earnings	2,420,275	5,674,974	1,081,314	1,571,115	3,501,589	7,246,089
Miscellaneous	1,770,389	2,058,660	756,376	435,822	2,526,765	2,494,482
Gain on sale of capital assets	1,010,802	-	10,736	57,732	1,021,538	57,732
Total revenues	<u>130,761,773</u>	<u>135,142,131</u>	<u>56,999,916</u>	<u>54,485,424</u>	<u>187,761,689</u>	<u>189,627,555</u>
Expenses:						
Public safety	37,507,051	31,897,099	-	-	37,507,051	31,897,099
Public works	35,365,930	23,176,938	-	-	35,365,930	23,176,938
Health and social services	2,584,445	966,542	-	-	2,584,445	966,542
Culture and recreation	14,920,985	17,282,589	-	-	14,920,985	17,282,589
Community and economic development	17,578,377	19,094,222	-	-	17,578,377	19,094,222
General government	13,144,802	9,651,738	-	-	13,144,802	9,651,738
Interest on long-term debt	2,701,343	2,520,840	-	-	2,701,343	2,520,840
Sewage disposal works	-	-	13,921,342	13,038,176	13,921,342	13,038,176
Water utility	-	-	11,461,023	8,140,552	11,461,023	8,140,552
Stormwater utility	-	-	7,014,499	6,493,098	7,014,499	6,493,098
Parking facilities	-	-	4,042,315	3,261,531	4,042,315	3,261,531
Refuse collection	-	-	6,434,520	5,599,895	6,434,520	5,599,895
Transit system	-	-	5,437,858	4,615,225	5,437,858	4,615,225
Salt	-	-	199,715	103,396	199,715	103,396
Total expenses	<u>123,802,933</u>	<u>104,589,968</u>	<u>48,511,272</u>	<u>41,251,873</u>	<u>172,314,205</u>	<u>145,841,841</u>
Increase in net position before transfers	6,958,840	30,552,163	8,488,644	13,233,551	15,447,484	43,785,714
Transfers	(5,409,229)	(3,683,491)	5,409,229	3,683,491	-	-
Increase in net position	<u>1,549,611</u>	<u>26,868,672</u>	<u>13,897,873</u>	<u>16,917,042</u>	<u>15,447,484</u>	<u>43,785,714</u>
Net position, beginning	436,661,700	409,793,028	272,609,204	255,692,162	709,270,904	665,485,190
Net position, ending	<u>\$ 438,211,311</u>	<u>\$ 436,661,700</u>	<u>\$ 286,507,077</u>	<u>\$ 272,609,204</u>	<u>\$ 724,718,388</u>	<u>\$ 709,270,904</u>

CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

The City's governmental funds reported a combined fund balance of \$93,580,314 at June 30, 2024. \$4,119,476 is in nonspendable for endowment corpus, inventory, long-term receivables, and prepaid items. \$45,751,966 is restricted for bond ordinance, road use tax funds, capital improvements, community development programs, employee benefits, and various grants. Council ordinance has committed \$4,113,787 for capital improvements. \$3,518,111 is assigned for capital improvements and cable equipment replacement. This leaves \$36,076,974 for unassigned fund balances in the government funds.

The General Fund's fund balance reserve goal is 20% of revenues. The fund balance of the General Fund decreased by \$5,666,179 to \$45,888,263. Taxes decreased by \$1,202,189, charges for services decreased by \$558,918, investment earnings decreased by \$3,048,307, and contributions decreased by \$1,213,820. These decreases were offset by an increase in intergovernmental revenues of \$2,684,541 in fiscal year 2024. General Fund expenditures increased to \$84,212,550 in 2024. The \$6,986,626 increase was primarily due to purchases of capital assets and increase in general government expenditures.

The fund balance of special revenue fund Tax Increment Financing increased by \$1,113,861 to \$17,066,781. Increase was mostly due to the sale of capital assets which resulted in other financing source of \$1,110,001.

The fund balance of the special revenue Community Development Fund decreased by \$242,411 to \$5,672,180. Total revenues increased by \$394,518 to \$3,907,036 in 2024 primarily due to the increase in intergovernmental revenue.

The fund balance of the Debt Service Fund increased by \$9,768 to a deficit of \$154,527. The Debt Service Fund paid \$4,365,106 in principal and \$2,808,413 in interest and fiscal charges during fiscal year 2024.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The combined net position of the enterprise funds at June 30, 2024, totaled \$285,838,721 of which the unrestricted is \$42,563,455.

The Sewer Fund had an increase of \$6,946,131 for total net position of \$43,491,396. Operating expenses decreased by \$798,863 primarily due to employee expenses. The Sewer Fund's operating income was \$3,565,047.

The Water Utility had an increase in net position by \$2,083,104 for total net position of \$46,224,191. Operating expenses increased by \$3,159,241 primarily due to supplies and services. The Water Utility Fund's operating income was \$512,126.

The Storm Water Utility had an increase in net position of \$6,939,507. Ending net position is \$124,975,461. The Storm Water Utility's operating income was \$822,521.

**CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

The Parking Facilities had a decrease in net position of \$620,774. Ending net position is \$49,370,163. Parking Facilities had operating loss of \$253,393.

Nonmajor Enterprise Funds net position decreased by \$561,058 to \$21,777,510. This was primarily due to Transit's decrease of \$428,390 in net position.

BUDGETARY HIGHLIGHTS

There were two amendments to the City's 2023-2024 cash basis budget. The first amendment was passed in October 2023 to reflect operating and capital budget carryovers (continuing appropriation authority) from fiscal year 2023 and amended the fiscal year 2024 budget for operating and capital City Council actions since the beginning of the fiscal year. The second budget amendment was passed in May 2024 to reflect City Council actions since the first budget amendment and amendments to add additional appropriation authority due to increased revenues.

The final budget for total cash basis receipts increased by \$46,942,321. The increase was primarily attributable to revenue associated with capital projects and operating carryovers which mainly include grants to intergovernmental funds. The final budget for total expenditures increased \$156,240,049 from the original budget. The increase was primarily attributable to purchase order encumbrances carryover, capital projects, and operating carryovers from the prior year and expenditures associated with new grants received.

Actual cash basis revenues were \$46,377,784 less than the final amended budget; and, cash basis expenditures were \$184,112,075 less than the final amended budget due primarily to projected capital projects not completed by fiscal year end.

CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024

CAPITAL, LEASE AND SUBSCRIPTION ASSETS AND DEBT ADMINISTRATION

Capital, lease and subscription assets. The City's investment in capital, lease and subscription assets for its governmental and business-type activities as of June 30, 2024, amounts to \$828,569,245 (net of accumulated depreciation and amortization). This investment in capital and lease assets includes land, buildings, improvements other than buildings, machinery and equipment, infrastructure, lease assets, subscription assets, and construction in progress. Additional information on the City's assets can be found in Note 6 to the financial statements in this report.

CAPITAL, LEASE, AND SUBSCRIPTION ASSETS
(net of accumulated depreciation/amortization)

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 108,713,096	\$ 108,554,411	\$ 25,349,764	\$ 24,996,358	\$ 134,062,860	\$ 133,550,769
Buildings	148,471,733	147,433,210	158,052,767	157,433,288	306,524,500	304,866,498
Improvements other than buildings	31,762,782	28,773,920	231,886,259	226,502,056	263,649,041	255,275,976
Machinery and equipment	58,807,495	56,224,961	129,071,254	126,450,411	187,878,749	182,675,372
Infrastructure	276,524,915	275,039,351	-	-	276,524,915	275,039,351
Lease equipment	209,101	55,894	267,361	267,361	476,462	323,255
Lease real estate	208,093	208,093	-	10,990	208,093	219,083
Subscription assets	4,531,501	3,483,380	21,549	21,549	4,553,050	3,504,929
Construction in progress	25,824,791	17,083,741	12,865,516	16,179,533	38,690,307	33,263,274
Accumulated depreciation/amortization	(211,325,195)	(202,166,613)	(172,673,537)	(163,085,978)	(383,998,732)	(365,252,591)
Total assets	\$ 443,728,312	\$ 434,690,348	\$ 384,840,933	\$ 388,775,568	\$ 828,569,245	\$ 823,465,916

Major expenditures during fiscal year 2024 were for the construction work on Comisky park improvements, Kerper boulevard roundabout improvements, and Taxiway Rehab.

Long-term debt. At year end, the City had \$228,753,869 of debt outstanding. Long-term debt includes general obligation bonds, tax increment financing bonds, revenue bonds, loans, leases, and subscriptions.

Revenue capital loan notes have been issued for the planning and construction of sewer, stormwater, and water capital projects through the State of Iowa State Revolving Loan Funds (SRF). The City issued an additional \$1,280,926 of SRF debt in 2024. The City has pledged income derived from the acquired or constructed assets to pay debt service.

The City continues to operate under the State debt capacity limitations. The State limits the amount of general obligation debt outstanding to 5% of the assessed value of all taxable property in the community. Thus the City's debt capacity is \$262,722,395. With \$91,149,514 of debt applicable against the capacity, the City is utilizing 34.7% of this limit. Additional information on the City's long-term debt can be found in Note 7 of this report.

**CITY OF DUBUQUE, IOWA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

ECONOMIC FACTORS

The City's unemployment rate as of June 2024 was 3.1%. The national average was 4.1% for June 2024, according to the Bureau of Labor Statistics. State of Iowa was 2.8% as reported in June 2024.

The assessed valuation of taxable property, net of exemptions, increased by 2.34% to \$2,973,185,000. In fiscal year 2024, there was no increase to the minimum monthly refuse rate of \$15.38, a 6% increase to sewer rate, a 5% increase to water rates, and a 11.1% increase to the storm water monthly fee (\$10.00 per single family unit (SFU)).

Rate increases included 5% for water, 6% for sewer, 11.1% for stormwater, and no increase for refuse in fiscal year 2024.

Requests for information. This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Chief Financial Officer, 50 West 13th Street, Dubuque, Iowa 52001-4864.

Basic Financial Statements
Fiscal Year Ended June 30, 2024
City of Dubuque, Iowa

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
JUNE 30, 2024

	Primary Government			Component Units		
	Governmental Activities	Business-type Activities	Total	Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
ASSETS						
CURRENT ASSETS						
Cash and investments	\$ 94,466,456	\$ 47,477,924	\$ 141,944,380	\$ 12,922,778	\$ 4,388,116	\$ 493,620
Receivables						
Property tax						
Delinquent	230,106	-	230,106	-	-	-
Succeeding year	28,223,481	-	28,223,481	-	-	-
Accounts and other	4,289,151	5,534,285	9,823,436	607,948	16,432	105,195
Leases	1,505,578	90,050	1,595,628	-	-	-
Special assessments	638,858	53,076	691,934	-	-	-
Accrued interest	1,218,770	582,596	1,801,366	87,524	-	-
Notes	538,343	-	538,343	-	579,340	-
Intergovernmental	7,518,383	1,925,428	9,443,811	-	2,154,800	-
Internal balances	(1,085,823)	1,085,823	-	-	-	-
Inventories	1,393,868	1,580,976	2,974,844	-	127,779	10,374
Prepaid items	546,997	76,417	623,414	19,252	-	2,500
Total Current Assets	139,484,168	58,406,575	197,890,743	13,637,502	7,266,467	611,689
NONCURRENT ASSETS						
Restricted cash and investments	14,154,686	3,696,971	17,851,657	6,082,815	297,882	286,900
Assets held for commercial development	-	-	-	-	428,506	-
Notes receivable	6,367,711	-	6,367,711	-	3,768,339	-
Lease receivable	27,633,341	817,166	28,450,507	-	620,331	-
Capital, lease and subscription assets						
Land	108,713,096	25,349,764	134,062,860	2,737,804	-	-
Buildings	148,471,733	158,052,767	306,524,500	566,523	1,502,759	265,111
Improvements other than buildings	31,762,782	231,886,259	263,649,041	21,069,589	-	27,491
Machinery and equipment	58,807,495	129,071,254	187,878,749	5,190,082	-	182,201
Infrastructure	276,524,915	-	276,524,915	-	-	-
Lease equipment	209,101	267,361	476,462	-	-	128,143
Lease real estate	208,093	-	208,093	-	-	-
Subscription assets	4,531,501	21,549	4,553,050	-	-	-
Construction in progress	25,824,791	12,865,516	38,690,307	12,032	-	-
Accumulated depreciation and amortization	(211,325,195)	(172,673,537)	(383,998,732)	(12,266,574)	-	(183,755)
Total Noncurrent Assets	491,884,050	389,355,070	881,239,120	23,392,271	6,617,817	706,091
Total Assets	\$ 631,368,218	\$ 447,761,645	\$ 1,079,129,863	\$ 37,029,773	\$ 13,884,284	\$ 1,317,780
DEFERRED OUTFLOWS OF RESOURCES						
Pension related deferred outflows	\$ 14,628,267	\$ 1,823,189	\$ 16,451,456	\$ 175,242	\$ -	\$ -
OPEB related deferred outflows	523,000	214,234	737,234	32,457	-	-
Total Deferred Outflows of Resources	\$ 15,151,267	\$ 2,037,423	\$ 17,188,690	\$ 207,699	\$ -	\$ -

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION (Continued)
JUNE 30, 2024

EXHIBIT 1 (continued)

	Primary Government			Component Units		
	Governmental Activities	Business-type Activities	Total	Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
LIABILITIES						
CURRENT LIABILITIES						
Accounts payable	\$ 12,311,043	\$ 2,330,240	\$ 14,641,283	\$ 1,190,179	\$ 927,016	\$ 351,477
Accrued payroll	1,294,931	232,936	1,527,867	23,369	-	88,377
Leases payable	51,289	22,518	73,807	-	-	39,763
Subscription payable	723,371	-	723,371	-	-	-
Loans payable	276,314	-	276,314	-	-	-
Notes payable	-	6,665,196	6,665,196	-	-	9,040
General obligation bonds payable	3,836,269	3,018,770	6,855,039	475,000	-	-
Revenue bonds payable	-	3,655,000	3,655,000	-	-	-
Tax increment financing bonds payable	785,000	-	785,000	-	-	-
Line of credit	-	-	-	-	571,000	-
Accrued compensated absences	451,083	43,953	495,036	1,696	-	14,651
Accrued interest payable	235,114	296,488	531,602	15,505	-	-
Intergovernmental payable	-	-	-	98,718	-	9,512
Unearned revenue	14,699,776	-	14,699,776	-	-	1,650
OPEB liability	601,438	54,382	655,820	5,976	-	-
Total Current Liabilities	<u>35,265,628</u>	<u>16,319,483</u>	<u>51,585,111</u>	<u>1,810,443</u>	<u>1,498,016</u>	<u>514,470</u>
NONCURRENT LIABILITIES						
Lease Payable	234,115	180,585	414,700	-	-	88,380
Subscription payable	357,167	-	357,167	-	-	-
Loans payable	2,664,172	-	2,664,172	-	-	-
Notes payable	-	96,687,155	96,687,155	-	-	38,287
General obligation bonds payable	42,436,324	21,081,932	63,518,256	5,823,244	-	-
Revenue bonds payable	-	21,828,159	21,828,159	-	-	-
Landfill closure and post-closure care	-	-	-	3,916,141	-	-
Tax increment financing bonds payable	15,481,688	-	15,481,688	-	-	-
Accrued compensated absences	7,447,747	826,062	8,273,809	176,369	-	-
Net pension liability	40,363,143	4,000,736	44,363,879	363,118	-	-
OPEB liability	3,062,035	679,186	3,741,221	74,637	-	-
Total Noncurrent Liabilities	<u>112,046,391</u>	<u>145,283,815</u>	<u>257,330,206</u>	<u>10,353,509</u>	<u>-</u>	<u>126,667</u>
Total Liabilities	<u>147,312,019</u>	<u>161,603,298</u>	<u>308,915,317</u>	<u>12,163,952</u>	<u>1,498,016</u>	<u>641,137</u>
DEFERRED INFLOWS OF RESOURCES						
Pension related deferred inflows	2,104,567	168,067	2,272,634	46,650	-	-
OPEB related deferred inflows	1,939,546	525,416	2,464,962	69,326	-	-
Lease related deferred inflows	28,502,725	893,557	29,396,282	-	-	-
Succeeding year property tax	28,223,481	-	28,223,481	-	-	-
Deferred gain on refunding	225,836	101,653	327,489	-	-	-
Total deferred inflows of resources	<u>60,996,155</u>	<u>1,688,693</u>	<u>62,684,848</u>	<u>115,976</u>	<u>-</u>	<u>-</u>
NET POSITION						
Net investment in capital assets	405,878,371	240,084,787	645,963,158	11,011,212	-	-
Restricted for/by:						
Bond ordinance development agreement	4,274,024	3,190,479	7,464,503	-	-	-
Employee benefits	52,006	-	52,006	-	-	-
Community development	6,908,966	-	6,908,966	-	-	-
Iowa Finance Authority Trust	2,048,578	-	2,048,578	-	-	-
Capital projects	21,878,216	-	21,878,216	-	-	-
Franchise agreement	410,849	-	410,849	-	-	-
Endowments	99,637	-	99,637	-	-	-
Other	1,376,969	-	1,376,969	-	-	-
State statute	-	-	-	416,126	-	-
Landfill closure and post closure care	-	-	-	5,666,689	-	-
Minority interest	-	-	-	1,785,018	-	-
Unrestricted	<u>(4,716,305)</u>	<u>43,231,811</u>	<u>38,515,506</u>	<u>6,078,499</u>	<u>12,386,268</u>	<u>676,643</u>
Total Net Position	<u>\$ 438,211,311</u>	<u>\$ 286,507,077</u>	<u>\$ 724,718,388</u>	<u>\$ 24,957,544</u>	<u>\$ 12,386,268</u>	<u>\$ 676,643</u>

See notes to financial statements.

**CITY OF DUBUQUE, IOWA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024**

EXHIBIT 2

Functions/Programs	Program Revenues					Net (Expense) Revenue and Changes in Net Position			Component Units		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Total Program Revenues	Primary Government			Dubuque Metropolitan Area Solid Waste Agency	Dubuque Initiatives and Subsidiaries	Dubuque Convention and Visitors Bureau
						Governmental Activities	Business-type Activities	Total			
Primary government											
Governmental Activities:											
Public safety	\$ 37,507,051	\$ 4,699,492	\$ 1,020,671	\$ -	\$ 5,720,163	\$ (31,786,888)	\$ -	\$ (31,786,888)			
Public works	35,365,930	5,394,819	8,734,664	6,737,691	20,867,174	(14,498,756)	-	(14,498,756)			
Health and social services	2,584,445	152,194	4,404	-	156,598	(2,427,847)	-	(2,427,847)			
Culture and recreation	14,920,985	2,032,625	663,778	4,000	2,700,403	(12,220,582)	-	(12,220,582)			
Community and economic development	17,578,377	1,645,886	11,227,152	627,428	13,500,466	(4,077,911)	-	(4,077,911)			
General government	13,144,802	5,351,849	442,386	6,300,362	12,094,597	(1,050,205)	-	(1,050,205)			
Interest on long-term debt	2,701,343	-	-	-	-	(2,701,343)	-	(2,701,343)			
Total governmental activities	123,802,933	19,276,865	22,093,055	13,669,481	55,039,401	(68,763,532)	-	(68,763,532)			
Business-type activities											
Sewage disposal works	13,921,342	15,821,420	-	4,016,117	19,837,537	-	5,916,195	5,916,195			
Water utility	11,461,023	11,400,670	-	142,320	11,542,990	-	81,967	81,967			
Stormwater utility	7,014,499	6,070,523	14,959	7,151,806	13,237,288	-	6,222,789	6,222,789			
Parking facilities	4,042,315	2,392,056	95,947	78,334	2,566,337	-	(1,475,978)	(1,475,978)			
Refuse collection	6,434,520	4,890,101	19,350	-	4,909,451	-	(1,525,069)	(1,525,069)			
Transit system	5,437,858	455,527	2,421,123	-	2,876,650	-	(2,561,208)	(2,561,208)			
Salt	199,715	181,237	-	-	181,237	-	(18,478)	(18,478)			
Total business-type activities	48,511,272	41,211,534	2,551,379	11,388,577	55,151,490	-	6,640,218	6,640,218			
Total primary government	\$ 172,314,205	\$ 60,488,399	\$ 24,644,434	\$ 25,058,058	\$ 110,190,891	\$ (68,763,532)	\$ 6,640,218	\$ (62,123,314)			
Component units											
Dubuque Metropolitan Area Solid Waste Agency									\$ 357,037	\$ -	\$ -
Dubuque Initiatives and Subsidiaries									-	(1,238,820)	-
Dubuque Convention and Visitors Bureau									-	-	50,847
Total Component Units									357,037	(1,238,820)	50,847
General revenues											
Property taxes						\$ 40,926,636	\$ -	\$ 40,926,636	-	-	-
Local option sales tax						12,440,662	-	12,440,662	-	-	-
Hotel motel tax						2,814,271	-	2,814,271	-	-	-
Utility franchise fees						5,617,704	-	5,617,704	-	-	-
Gaming						8,721,633	-	8,721,633	-	-	-
Unrestricted investment earnings						2,420,275	1,081,314	3,501,589	340,429	754,547	7,233
Miscellaneous						1,770,389	756,376	2,526,765	-	41,406	-
Gain on disposal of capital assets						1,010,802	10,736	1,021,538	56,978	243,053	-
Transfers						(5,409,229)	5,409,229	-	-	-	-
Total general revenues and transfers						70,313,143	7,257,655	77,570,798	397,407	1,039,006	7,233
Change in Net Position											
Net position, beginning of year						1,549,611	13,897,873	15,447,484	754,444	(199,814)	58,080
Net position, ending of year						436,661,700	272,609,204	709,270,904	24,203,100	12,586,082	618,563
Net position, ending of year						\$ 438,211,311	\$ 286,507,077	\$ 724,718,388	\$ 24,957,544	\$ 12,386,268	\$ 676,643

See notes to financial statements

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CITY OF DUBUQUE, IOWA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

	General	Special Revenue	
		Tax Incremental Financing	Community Development
ASSETS			
Cash and investments	\$ 51,828,325	\$ 12,537,645	\$ 2,313,196
Receivables			
Property tax			
Delinquent	160,753	50,886	-
Succeeding year	25,938,176	-	-
Accounts and other	3,454,584	-	-
Special assessments	15,238	-	-
Accrued interest	792,536	211,675	-
Notes	2,557,764	-	3,139,172
Intergovernmental	1,905,909	-	570,588
Leases	29,138,919	-	-
Due from other funds	5,375,157	-	-
Inventories	260,787	-	136,020
Prepaid items	468,824	-	15,182
Restricted cash and investments	93,817	4,308,065	-
Total Assets	<u>121,990,789</u>	<u>17,108,271</u>	<u>6,174,158</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts payable	4,038,497	41,490	65,588
Accrued payroll	1,151,830	-	18,923
Due to other funds	-	-	417,467
Unearned revenue	14,699,776	-	-
Total Liabilities	<u>19,890,103</u>	<u>41,490</u>	<u>501,978</u>
DEFERRED INFLOW OF RESOURCES			
Unavailable revenues			
Succeeding year property tax	25,938,176	-	-
Lease related deferred inflows	28,502,725	-	-
Special assessments	15,238	-	-
Grants	687,802	-	-
Other	1,068,482	-	-
Total Deferred Inflows of Resources	<u>56,212,423</u>	<u>-</u>	<u>-</u>
FUND BALANCES			
Nonspendable			
Endowment corpus	-	-	-
Inventory	260,787	-	136,020
Long-term notes receivable	2,330,437	-	-
Prepaid items	468,824	-	15,182
Restricted			
Endowments	-	-	-
Library	-	-	-
Police	-	-	-
Veterans	-	-	-
Bond ordinance	-	4,274,024	-
Capital improvements	-	12,792,757	-
Franchise agreement	-	-	-
Special assessments	-	-	-
Iowa Finance Authority Trust	-	-	-
Community programs	-	-	5,945,135
Employee benefits	-	-	-
Committed, capital improvements	-		
Assigned			
Dubuque Racing gaming/distribution	2,257,712	-	-
Cable equipment replacement	1,260,399	-	-
Unassigned	39,310,104	-	(424,157)
Total Fund Balances	<u>45,888,263</u>	<u>17,066,781</u>	<u>5,672,180</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 121,990,789</u>	<u>\$ 17,108,271</u>	<u>\$ 6,174,158</u>

See notes to financial statements.

EXHIBIT 3

Debt Service	Nonmajor Governmental Funds	Total
\$ -	\$ 19,688,644	\$ 86,367,810
1,973	16,494	230,106
290,069	1,995,236	28,223,481
-	117,713	3,572,297
-	623,620	638,858
-	122,054	1,126,265
-	1,209,118	6,906,054
-	5,041,886	7,518,383
-	-	29,138,919
-	-	5,375,157
-	780,886	1,177,693
-	57,928	541,934
-	9,752,804	14,154,686
<u>292,042</u>	<u>39,406,383</u>	<u>184,971,643</u>
-	5,140,678	9,286,253
-	90,469	1,261,222
156,140	5,054,544	5,628,151
-	-	14,699,776
<u>156,140</u>	<u>10,285,691</u>	<u>30,875,402</u>
290,069	1,995,236	28,223,481
-	-	28,502,725
-	581,827	597,065
-	1,433,005	2,120,807
360	3,007	1,071,849
<u>290,429</u>	<u>4,013,075</u>	<u>60,515,927</u>
-	69,412	69,412
-	780,886	1,177,693
-	-	2,330,437
-	57,928	541,934
-	99,637	99,637
-	1,113,384	1,113,384
-	8,977	8,977
-	212,208	212,208
-	-	4,274,024
-	17,788,180	30,580,937
-	410,849	410,849
-	42,400	42,400
-	2,048,578	2,048,578
-	963,831	6,908,966
-	52,006	52,006
-	4,113,787	4,113,787
-	-	2,257,712
-	-	1,260,399
(154,527)	(2,654,446)	36,076,974
<u>(154,527)</u>	<u>25,107,617</u>	<u>93,580,314</u>
<u>\$ 292,042</u>	<u>\$ 39,406,383</u>	<u>\$ 184,971,643</u>

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CITY OF DUBUQUE, IOWA
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2024

EXHIBIT 3-1

Total fund balances - governmental funds		93,580,314
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital, lease and subscription assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Cost of capital, lease and subscription assets	654,692,178	
Accumulated depreciation	(210,999,600)	
		443,692,578
Some of the City's revenues will be collected after year-end but are not available soon enough to pay for the current period's expenditures and therefore are unavailable in the funds. Those revenues consist of:		
Special assessments	597,065	
Grants and other	3,192,656	
		3,789,721
Pension and OPEB related deferred outflows of resources and deferred inflows of resources are not due and payable in the current year and, therefore, are not reported in the government funds as follows:		
Deferred inflows of resources	(3,534,246)	
Deferred outflows of resources	14,979,886	
		11,445,640
Internal service funds are used by the City's management to charge the costs of equipment maintenance and self-insurance programs to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		5,195,411
Internal service funds allocated to business-type activities		(668,356)
Some liabilities are not due and payable in the current period and therefore are not reported in the funds. Those liabilities consist of:		
General obligation bonds	(46,272,593)	
Tax increment financing bonds	(16,266,688)	
Loans payable	(2,940,486)	
Lease payable	(285,404)	
Subscription payable	(1,080,538)	
Deferred gain on debt refundings	(225,836)	
Accrued interest	(235,114)	
Compensated absences	(7,898,830)	
Net pension liability	(39,955,035)	
Total OPEB liability	(3,663,473)	
		(118,823,997)
Net position of governmental activities		438,211,311

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

		Special Revenue	
	General	Tax Increment Financing	Community Development
REVENUES			
Taxes	\$ 39,273,144	\$ 12,943,361	\$ -
Special assessments	-	-	3,000
Licenses and permits	2,644,160	-	-
Intergovernmental	8,478,581	-	3,712,968
Charges for services	15,875,621	-	-
Fines and forfeits	261,637	-	-
Investment earnings	1,492,228	223,298	73,745
Contributions	662,137	48,165	77,885
Gaming	8,721,633	-	-
Miscellaneous	1,134,016	-	39,438
Total Revenues	<u>78,543,157</u>	<u>13,214,824</u>	<u>3,907,036</u>
EXPENDITURES			
Current			
Public safety	35,674,959	-	-
Public works	8,829,562	-	-
Health and social services	1,066,883	-	20,000
Culture and recreation	15,592,481	-	137,559
Community and economic development	5,422,110	3,091,943	4,037,687
General government	10,013,328	-	-
Debt service			
Principal	718,788	-	-
Interest and fiscal charges	77,488	-	-
Capital projects	6,816,951	-	342,841
Total Expenditures	<u>84,212,550</u>	<u>3,091,943</u>	<u>4,538,087</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(5,669,393)</u>	<u>10,122,881</u>	<u>(631,051)</u>
OTHER FINANCING SOURCES (USES)			
Issuance of debt	153,207	-	-
Transfers in	3,816,579	-	300,000
Transfers out	(4,263,541)	(10,109,021)	-
Insurance recovery	209,372	-	-
Sale of capital assets	87,597	1,100,001	88,640
Total Other Financing Sources (Uses)	<u>3,214</u>	<u>(9,009,020)</u>	<u>388,640</u>
NET CHANGE IN FUND BALANCES	(5,666,179)	1,113,861	(242,411)
FUND BALANCES, BEGINNING	51,554,442	15,952,920	5,914,591
FUND BALANCES, ENDING	<u>\$ 45,888,263</u>	<u>\$ 17,066,781</u>	<u>\$ 5,672,180</u>

See notes to financial statements.

EXHIBIT 4

Debt Service	Nonmajor Governmental Funds	Total
\$ 317,846	\$ 9,254,138	\$ 61,788,489
-	113,078	116,078
-	-	2,644,160
-	21,819,873	34,011,422
-	129,387	16,005,008
-	7,796	269,433
81,170	447,907	2,318,348
-	679,423	1,467,610
-	-	8,721,633
-	483,138	1,656,592
<u>399,016</u>	<u>32,934,740</u>	<u>128,998,773</u>
-	799	35,675,758
-	8,466,128	17,295,690
-	-	1,086,883
-	198,255	15,928,295
-	8,228,528	20,780,268
-	648,224	10,661,552
4,365,106	31,518	5,115,412
2,808,413	1,232	2,887,133
-	21,998,155	29,157,947
<u>7,173,519</u>	<u>39,572,839</u>	<u>138,588,938</u>
<u>(6,774,503)</u>	<u>(6,638,099)</u>	<u>(9,590,165)</u>
-	6,090,000	6,243,207
12,422,031	3,754,204	20,292,814
(5,637,760)	(5,379,446)	(25,389,768)
-	1,977	211,349
-	20,903	1,297,141
<u>6,784,271</u>	<u>4,487,638</u>	<u>2,654,743</u>
9,768	(2,150,461)	(6,935,422)
(164,295)	27,258,078	100,515,736
<u>\$ (154,527)</u>	<u>\$ 25,107,617</u>	<u>\$ 93,580,314</u>

CITY OF DUBUQUE, IOWA
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

EXHIBIT 4-1

Net change in fund balances - total governmental funds		(6,935,422)
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays are reported as expenditures in governmental funds. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense. In the current period, these amounts are:		
Capital assets expended in governmental funds	20,857,463	
Transfers of capital assets to enterprise funds	(312,275)	
Depreciation and amortization expense	<u>(11,223,223)</u>	9,321,965
In the statement of activities, only the gain or loss on the sale of capital assets is reported, whereas in the governmental funds, the entire proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balances by the book value of the asset being disposed.		
		(268,742)
Because some revenues will not be collected for several months after the City's fiscal year ends, they are not considered "available" revenues and are deferred in the governmental funds. Deferred inflows of resources increased (decreased) by these amounts this year:		
Special assessments	(123,244)	
Grants and other	<u>548,872</u>	425,628
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but it reduces long-term liabilities in the statement of net position and does not affect the statement of activities. Also, governmental funds report the effect of issuance discounts and premiums when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Debt issuances including premium	(6,243,207)	
Debt repayments	<u>5,115,412</u>	(1,127,795)
Some items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. These items consist of:		
Increase in accrued interest	(7,335)	
Amortization of bond discount/premium	155,485	
Increase in compensated absences	(611,035)	
Deferred amount on debt refundings	37,640	
Pension adjustment	1,350,550	
OPEB adjustment	<u>80,576</u>	1,005,881
Total additional expenses		
Internal service funds are used by management to charge the costs of certain activities to individual funds. The change in net position of the internal service funds is reported with governmental activities.		
		<u>(871,904)</u>
Change in net position of governmental activities		<u><u>1,549,611</u></u>
See notes to financial statements.		

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2024

	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
ASSETS			
CURRENT ASSETS			
Cash and investments	\$ 6,444,324	\$ 10,986,339	\$ 21,714,916
Receivables			
Accounts	2,320,390	1,510,411	773,380
Accrued interest	180,275	26,620	266,333
Intergovernmental	-	-	11,360
Leases	-	90,050	-
Due from other funds	-	-	417,467
Prepaid items	10,681	1,182	25,872
Inventories	316,522	1,264,454	-
Total Current Assets	<u>9,272,192</u>	<u>13,879,056</u>	<u>23,209,328</u>
NONCURRENT ASSETS			
Restricted cash and investments	278,978	929,160	2,080,000
Lease receivable	-	817,166	-
Capital and lease assets			
Land	299,858	209,244	21,596,104
Buildings	72,257,722	11,165,162	-
Improvements to other than buildings	58,965,519	1,702,821	165,063,391
Machinery and equipment	39,584,474	73,450,395	1,987,480
Lease equipment	267,361	-	-
Construction in progress	5,146,234	3,098,528	4,035,964
Subscription assets	-	-	-
Accumulated depreciation and amortization	(78,747,955)	(33,765,502)	(27,847,643)
Net Capital and Lease Assets	<u>97,773,213</u>	<u>55,860,648</u>	<u>164,835,296</u>
Total Noncurrent Assets	<u>98,052,191</u>	<u>57,606,974</u>	<u>166,915,296</u>
Total Assets	<u>107,324,383</u>	<u>71,486,030</u>	<u>190,124,624</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	413,584	401,710	124,121
OPEB related deferred outflows	23,422	55,873	3,269
Total Deferred Outflows of Resources	<u>437,006</u>	<u>457,583</u>	<u>127,390</u>

See notes to financial statements.

EXHIBIT 5

Business-type Activities-Enterprise Funds				Governmental Activities - Internal Service Funds
Parking Facilities	Nonmajor Enterprise Funds	Total		
\$ 2,452,889	\$ 5,879,456	\$ 47,477,924	\$ 8,098,646	
297,999	685,181	5,587,361	716,854	
19,412	89,956	582,596	92,505	
-	1,914,068	1,925,428	-	
-	-	90,050	-	
-	-	417,467	-	
-	38,682	76,417	5,063	
-	-	1,580,976	216,175	
2,770,300	8,607,343	57,738,219	9,129,243	
181,319	227,514	3,696,971	-	
-	-	817,166	-	
3,208,558	36,000	25,349,764	-	
62,750,935	11,878,948	158,052,767	-	
4,672,124	1,482,404	231,886,259	-	
2,310,460	11,738,445	129,071,254	361,329	
-	-	267,361	-	
584,790	-	12,865,516	-	
-	21,549	21,549	-	
(23,351,641)	(8,960,796)	(172,673,537)	(325,595)	
50,175,226	16,196,550	384,840,933	35,734	
50,356,545	16,424,064	389,355,070	35,734	
53,126,845	25,031,407	447,093,289	9,164,977	
126,521	757,253	1,823,189	171,381	
31,808	99,862	214,234	-	
158,329	857,115	2,037,423	171,381	

CITY OF DUBUQUE, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2024

	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	\$ 1,182,402	\$ 356,543	\$ 244,295
Leases Payable	22,518	-	-
Accrued payroll	29,130	79,192	16,689
Due to other funds	-	-	-
General obligation bonds payable	693,002	799,199	874,084
Revenue bonds payable	-	380,000	3,275,000
Capital loan notes payable	3,403,506	876,293	2,385,397
Accrued compensated absences - current	17,001	15,258	5,847
Total OPEB liability	9,871	13,870	1,847
Accrued interest payable	102,575	38,910	143,799
Total Current Liabilities	5,460,005	2,559,265	6,946,958
NONCURRENT LIABILITIES			
Leases Payable	180,585	-	-
Loans payable	-	-	-
General obligation bonds payable	6,360,616	7,501,583	3,464,911
Revenue bonds payable	-	2,141,882	19,686,277
Capital loan notes payable	50,847,678	11,004,476	34,835,001
Accrued compensated absences	247,599	271,908	9,885
Net pension liability	894,944	951,179	221,727
Total OPEB liability	123,285	173,223	23,068
Total Noncurrent Liabilities	58,654,707	22,044,251	58,240,869
Total Liabilities	64,114,712	24,603,516	65,187,827
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	29,140	28,758	18,005
OPEB related deferred inflows	110,452	116,767	61,581
Leases related deferred inflows	-	893,557	-
Deferred amount on refunding	15,689	76,824	9,140
Total Deferred Inflows of Resources	155,281	1,115,906	88,726
NET POSITION			
Net investment in capital assets	43,869,482	33,478,605	100,569,559
Restricted by bond ordinance/development agreement	-	929,160	2,080,000
Unrestricted	(378,086)	11,816,426	22,325,902
Total Net Position	\$ 43,491,396	\$ 46,224,191	\$ 124,975,461

Adjustment to reflect the consolidation of internal service
fund activities related to enterprise funds.

NET POSITION OF BUSINESS-TYPE ACTIVITIES

See notes to financial statements.

EXHIBIT 5

Business-type Activities-Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Facilities	Nonmajor Enterprise Funds	Total	
\$ 80,534	\$ 466,466	\$ 2,330,240	\$ 3,024,790
-	-	22,518	-
13,648	94,277	232,936	33,709
-	-	-	164,473
599,359	53,126	3,018,770	-
-	-	3,655,000	-
-	-	6,665,196	-
-	5,847	43,953	-
4,401	24,393	54,382	-
8,178	3,026	296,488	-
<u>706,120</u>	<u>647,135</u>	<u>16,319,483</u>	<u>3,222,972</u>
-	-	180,585	-
-	-	-	-
2,809,805	945,017	21,081,932	-
-	-	21,828,159	-
-	-	96,687,155	-
28,281	268,389	826,062	-
266,716	1,666,170	4,000,736	408,108
54,958	304,652	679,186	-
<u>3,159,760</u>	<u>3,184,228</u>	<u>145,283,815</u>	<u>408,108</u>
<u>3,865,880</u>	<u>3,831,363</u>	<u>161,603,298</u>	<u>3,631,080</u>
17,953	74,211	168,067	509,867
31,178	205,438	525,416	-
-	-	893,557	-
-	-	101,653	-
<u>49,131</u>	<u>279,649</u>	<u>1,688,693</u>	<u>509,867</u>
46,741,220	15,425,921	240,084,787	35,734
181,319	-	3,190,479	-
2,447,624	6,351,589	42,563,455	5,159,677
<u>\$ 49,370,163</u>	<u>\$ 21,777,510</u>	<u>285,838,721</u>	<u>\$ 5,195,411</u>
		<u>668,356</u>	
		<u>\$ 286,507,077</u>	

CITY OF DUBUQUE, IOWA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Business-type Activities-Enterprise Funds		
	Sewage Disposal Works	Water Utility	Stormwater Utility
OPERATING REVENUES			
Charges for sales and services	\$ 15,820,827	\$ 11,400,038	\$ 6,070,523
Other	248,983	71,748	17,199
Total Operating Revenues	16,069,810	11,471,786	6,087,722
OPERATING EXPENSES			
Employee expense	4,427,438	4,021,569	1,780,290
Utilities	961,765	889,657	37,056
Repairs and maintenance	1,104,924	477,058	27,346
Supplies and services	2,309,002	4,056,441	834,093
Insurance	157,285	152,814	1,835
Depreciation	3,544,349	1,362,121	2,584,581
Total Operating Expenses	12,504,763	10,959,660	5,265,201
OPERATING INCOME (LOSS)	3,565,047	512,126	822,521
NONOPERATING REVENUES (EXPENSES)			
Intergovernmental	-	-	14,359
Investment earnings	75,411	403,841	527,176
Contributions	-	-	600
Interest expense	(1,329,060)	(407,820)	(1,726,739)
Gain (loss) on disposal of assets	593	632	-
Net Nonoperating Revenues (Expenses)	(1,253,056)	(3,347)	(1,184,604)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	2,311,991	508,779	(362,083)
CAPITAL CONTRIBUTIONS	4,328,392	142,320	7,151,806
TRANSFERS IN	448,632	1,724,889	6,258,002
TRANSFERS OUT	(142,884)	(292,884)	(6,108,218)
CHANGE IN NET POSITION	6,946,131	2,083,104	6,939,507
NET POSITION, BEGINNING	36,545,265	44,141,087	118,035,954
NET POSITION, ENDING	\$ 43,491,396	\$ 46,224,191	\$ 124,975,461
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			
CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES			

See notes to financial statements.

EXHIBIT 6

Business-type Activities-Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Facilities	Nonmajor Enterprise Funds	Total	
\$ 2,390,258	\$ 5,526,865	\$ 41,208,511	\$ 16,068,335
351,483	68,761	758,174	88,597
2,741,741	5,595,626	41,966,685	16,156,932
1,006,236	6,202,805	17,438,338	1,229,587
293,971	122,095	2,304,544	45,616
270,309	1,229,900	3,109,537	139,072
227,638	2,592,472	10,019,646	14,892,139
139,191	149,102	600,227	1,729,451
1,057,789	1,063,526	9,612,366	15,259
2,995,134	11,359,900	43,084,658	18,051,124
(253,393)	(5,764,274)	(1,117,973)	(1,894,192)
-	2,440,473	2,454,832	-
44,341	2,971	1,053,740	129,501
95,947	-	96,547	-
(96,796)	(13,118)	(3,573,533)	-
(925,734)	-	(924,509)	3,750
(882,242)	2,430,326	(892,923)	133,251
(1,135,635)	(3,333,948)	(2,010,896)	(1,760,941)
78,334	-	11,700,852	-
489,525	2,772,890	11,693,938	-
(52,998)	-	(6,596,984)	-
(620,774)	(561,058)	14,786,910	(1,760,941)
49,990,937	22,338,568	271,051,811	6,956,352
\$ 49,370,163	\$ 21,777,510	\$ 285,838,721	\$ 5,195,411
		(889,037)	
		\$ 13,897,873	

CITY OF DUBUQUE, IOWA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2024

	Business-type Activities-Enterprise Funds			
	Sewage Disposal Works	Water Utility	Stormwater Utility	Parking Facilities
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	\$ 15,608,893	\$ 10,983,261	\$ 5,989,100	\$ 2,204,670
Cash payments to suppliers for goods and services	(4,844,221)	(5,722,819)	(1,170,508)	(962,955)
Cash payments to employees for services	(4,464,896)	(4,089,839)	(1,800,575)	(1,016,053)
Other operating receipts	248,983	71,748	17,199	351,483
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	6,548,759	1,242,351	3,035,216	577,145
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers from other funds	448,632	1,724,889	6,258,002	489,525
Transfers to other funds	(142,884)	(292,884)	(6,108,218)	(52,998)
Payment of interfund balances	-	-	-	-
Contributions	-	-	600	95,947
Intergovernmental grant proceeds	-	-	24,603	-
NET CASH PROVIDED BY (USED FOR) NONCAPITAL FINANCING ACTIVITIES	305,748	1,432,005	174,987	532,474
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Proceeds from sale of capital assets	593	632	-	-
Acquisition and construction of capital assets	(685,700)	(177,731)	(1,608,470)	(223,504)
Principal and interest received from lease receivable	-	9,780	-	-
Proceeds from issuance of debt	861,197	127,414	292,315	-
Payment of debt	(3,987,925)	(1,998,068)	(6,438,193)	(574,319)
Interest paid	(1,368,482)	(487,906)	(1,848,645)	(115,140)
Capital contribution	-	-	7,151,806	78,334
NET CASH PROVIDED (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	(5,180,317)	(2,525,879)	(2,451,187)	(834,629)
CASH FLOWS PROVIDED BY INVESTING ACTIVITIES				
Interest received	(5,926)	393,849	411,756	35,750
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,668,264	542,326	1,170,772	310,740
CASH AND CASH EQUIVALENTS, BEGINNING	\$ 5,055,038	\$ 10,847,973	\$ 20,544,144	\$ 2,323,468
CASH AND CASH EQUIVALENTS, ENDING	\$ 6,723,302	\$ 11,390,299	\$ 21,714,916	\$ 2,634,208

See notes to financial statements.

EXHIBIT 7

Business-type Activities-Enterprise Funds		
Nonmajor Enterprise Funds	Total	Governmental Activities Internal Service Funds
\$ 5,361,969	\$ 40,147,893	\$ 15,588,481
(3,793,223)	(16,493,726)	(14,907,439)
(6,357,488)	(17,728,851)	(1,298,558)
68,761	758,174	88,597
(4,719,981)	6,683,490	(528,919)
2,772,890	11,693,938	-
-	(6,596,984)	-
-	-	164,473
-	96,547	-
2,419,968	2,444,571	-
5,192,858	7,638,072	164,473
-	1,225	3,750
-	(2,695,405)	-
-	9,780	-
-	1,280,926	-
(64,443)	(13,062,948)	-
(14,201)	(3,834,374)	-
-	7,230,140	-
(78,644)	(11,070,656)	3,750
(42,653)	792,776	78,549
351,580	4,043,682	(282,147)
\$ 5,755,390	\$ 44,526,013	\$ 8,380,793
\$ 6,106,970	\$ 48,569,695	\$ 8,098,646

CITY OF DUBUQUE, IOWA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2024

	Business-type Activities-Enterprise Funds			
	Sewage Disposal Works	Water Utility	Stormwater Utility	Parking Facilities
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES				
Operating income (loss)	\$ 3,565,047	\$ 512,126	\$ 822,521	\$ (253,393)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities				
Depreciation	3,544,349	1,362,121	2,584,581	1,057,789
Noncash lease revenue	-	220,276	-	-
Change in assets and liabilities				
(Increase) in receivables	(211,934)	(416,777)	(81,423)	(185,588)
(Increase) decrease in inventories and prepaid items	(8,087)	(142,639)	(13,348)	10,656
Increase (decrease) in accounts payable	(300,917)	(213,511)	(255,524)	(42,502)
Increase in accrued liabilities	56,004	35,033	4,558	14,713
Increase in net pension liability	184,825	137,771	40,970	60,136
(Increase) decrease in deferred outflows - pension related	(175,014)	(131,520)	(30,392)	(56,471)
(Increase) decrease in deferred outflows - OPEB related	(5,156)	(15,248)	3,479	(7,552)
(Decrease) in deferred inflows - pension related	(94,300)	(106,504)	(28,441)	(30,172)
Increase in deferred inflows - OPEB related	34,192	55,910	27,843	19,351
(Decrease) in deferred amount on refunding	(2,241)	(10,975)	(1,306)	-
(Decrease) in total OPEB liability	(38,009)	(43,712)	(38,302)	(9,822)
Total Adjustments	<u>2,983,712</u>	<u>730,225</u>	<u>2,212,695</u>	<u>830,538</u>
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	<u>\$ 6,548,759</u>	<u>\$ 1,242,351</u>	<u>\$ 3,035,216</u>	<u>\$ 577,145</u>
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO SPECIFIC ASSETS ON THE COMBINED STATEMENT OF NET POSITION				
Cash and investments, current and restricted	6,723,302	11,915,499	23,794,916	2,634,208
Less items not meeting the definition of cash equivalents	<u>-</u>	<u>(525,200)</u>	<u>(2,080,000)</u>	<u>-</u>
Cash and cash equivalents at end of the year	<u>6,723,302</u>	<u>11,390,299</u>	<u>21,714,916</u>	<u>2,634,208</u>
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Contribution of capital assets from outside sources	<u>\$ 4,016,117</u>	<u>\$ 142,320</u>	<u>\$ -</u>	<u>\$ -</u>
Amortization of bond discount (premium)	<u>\$ 34,274</u>	<u>\$ 77,720</u>	<u>\$ 105,967</u>	<u>\$ 16,930</u>
Net acquisition of capital assets through accounts and retainage payable	<u>\$ (270,850)</u>	<u>\$ (30,121)</u>	<u>\$ (239,653)</u>	<u>\$ (22,028)</u>
Contributions of capital assets from Governmental Activities	<u>\$ 312,275</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See notes to financial statements.

EXHIBIT 7
(continued)

Business-type Activities-Enterprise Funds		
Nonmajor Enterprise Funds	Total	Governmental Activities Internal Service Funds
\$ (5,764,274)	\$ (1,117,973)	\$ (1,894,192)
1,063,526	9,612,366	15,259
-	220,276	-
(164,896)	(1,060,618)	(479,854)
23,442	(129,976)	50,394
276,904	(535,550)	1,848,445
12,385	122,693	8,294
310,489	734,191	72,415
(286,817)	(680,214)	47,148
9,079	(15,398)	-
(187,580)	(446,997)	(196,828)
115,554	252,850	-
-	(14,522)	-
(127,793)	(257,638)	-
<u>1,044,293</u>	<u>7,801,463</u>	<u>1,365,273</u>
\$ <u><u>(4,719,981)</u></u>	\$ <u><u>6,683,490</u></u>	\$ <u><u>(528,919)</u></u>
6,106,970	51,174,895	8,098,646
-	(2,605,200)	-
<u>6,106,970</u>	<u>48,569,695</u>	<u>8,098,646</u>
\$ <u>-</u>	\$ <u>4,158,437</u>	\$ <u>-</u>
\$ <u>789</u>	\$ <u>235,680</u>	\$ <u>-</u>
\$ <u>-</u>	\$ <u>(562,652)</u>	\$ <u>-</u>
\$ <u>-</u>	\$ <u>312,275</u>	\$ <u>-</u>

CITY OF DUBUQUE, IOWA
STATEMENT OF FIDUCIARY NET POSITON
CUSTODIAL FUNDS
JUNE 30, 2024

EXHIBIT 8

	Custodial Funds
ASSETS	
Cash and investments	\$ 109,705
Total Assets	109,705
LIABILITIES	
Unearned revenue	\$ 74,423
Total Liabilities	74,423
NET POSITION	
Restricted for individuals, organizations, and other governments	35,282
Total Net Position	\$ 35,282

See notes to financial statements.

CITY OF DUBUQUE, IOWA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

EXHIBIT 9

		<u>Custodial Funds</u>
ADDITIONS		
Collections on behalf of individuals	\$	-
DEDUCTIONS		
Payment to individuals, organization, or other agencies		292,116
Total Deductions		<u>292,116</u>
CHANGE IN NET POSITION		(292,116)
NET POSITION, BEGINNING		<u>327,398</u>
NET POSITION, ENDING	\$	<u><u>35,282</u></u>

See notes to financial statements.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

The notes to financial statements contain a summary of significant accounting policies and other notes considered necessary for an understanding of the financial statements of the City and are an integral part of this report. The index to the notes is as follows:

1. Summary of Significant Accounting Policies
2. Deficit Fund Equity
3. Cash on Hand, Deposits, and Investments
4. Notes Receivable
5. Interfund Balances and Transfers
6. Capital Assets
7. Long-Term Debt
8. Risk Management
9. Commitments and Contingent Liabilities
10. Other Postemployment Benefits (OPEB)
11. Employee Pension Plans
12. Landfill Closure and Postclosure Care
13. Leases Where City is Lessor
14. Subsequent Events
15. Prospective Accounting Pronouncements
16. Tax Abatements

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The City of Dubuque, Iowa, is a municipal corporation governed by an elected mayor and a six-member council. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City has no blended component units. The discretely presented component units are reported in separate columns in the government-wide financial statements to emphasize that they are legally separate from the City.

Discretely Presented Component Units

The Dubuque Metropolitan Area Solid Waste Agency was created under the provisions of Chapter 28E of the Code of Iowa by the City of Dubuque and Dubuque County. The purpose of the Agency is to provide solid waste management for the Dubuque metropolitan area. The City appoints a voting majority of the Agency's governing board and has authority over those persons responsible for the day-to-day operations of the Agency. The Agency has a June 30 year end. During the year ended June 30, 2024, \$601,312 of the Dubuque Metropolitan Area Solid Waste Agency's charges for services were related to services provided to the City of Dubuque.

Dubuque Initiatives and Subsidiaries is a non-profit corporation organized under the laws of Iowa and Section 501(c)(3) of the Internal Revenue Code. The Organization was created to render service to the City Council of the City of Dubuque, Iowa, on matters of community interest. The Organization's articles require that its board members include two city council members, the mayor, and the city manager of the City of Dubuque, Iowa; and in the event of dissolution, any assets or property of the Organization be transferred to the City of Dubuque, Iowa. During the fiscal year 2008, the City of Dubuque, Iowa guaranteed debt issued by Dubuque Initiatives and Subsidiaries for the rehabilitation of the Roshek Building. The Organization has a December 31 year end.

Dubuque Convention and Visitors Bureau is a non-profit corporation organized under the laws of Iowa and Section 501(c)(3) of the Internal Revenue Code. The Organization's purpose is to strengthen the Dubuque area economy by competitively marketing the area as a destination for conventions, tour groups, sporting events and individual travelers. The Organization's articles require that its board members include one City Council member, the City of Dubuque Mayor and the City Manager. In the event of dissolution, any assets or property of the Organization shall be distributed to the City of Dubuque, Iowa after paying or making provision for the payment of all liabilities of the Corporation. The City collects hotel/motel taxes and forwards 50% to the CVB as the primary source of funds for its operations. The CVB has a June 30 year end.

Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau present their financial information in accordance with the Financial Accounting Standards Board (FASB).

Complete financial statements for the Component Units may be obtained from the City of Dubuque's Finance Department for the Dubuque Metropolitan Area Solid Waste Agency and Dubuque Area Convention and Visitors Bureau, and the Economic Development Office for Dubuque Initiatives and Subsidiaries. These offices are located at: City Hall, 50 West 13th Street, Dubuque, Iowa 52001.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions:

City of Dubuque Conference Board
Dubuque County E-911 Committee
Dubuque Drug Task Force

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services. Likewise, the *primary government* is reported separately from the legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants, contributions, and interest restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter is excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period (year-end).

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, interest, special assessments, and grants are susceptible to accrual. Sales taxes are considered measurable and available at the time the underlying transaction occurs, provided they are collected by the City within 60 days after year-end. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Tax Increment Financing Fund* is used to account for the receipt of property taxes, for the payment of projects within the tax increment financing district, and for the payment of remaining principal and interest costs on the tax increment financing districts' long-term debt service.

The *Community Development Fund* is used to account for the use of Community Development Block Grant funds as received from federal and state governmental agencies.

The *Debt Service Fund* is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

The City reports the following major proprietary funds:

The *Sewage Disposal Works Fund* is used to account for the operations of the City's sewage disposal works and services.

The *Water Utility Fund* is used to account for the operations of the City's water facilities and services.

The *Stormwater Utility Fund* is used to account for the operations of the City's stormwater services.

The *Parking Facilities Fund* is used to account for the operations of the City-owned parking ramps and other parking facilities.

Additionally, the City reports the internal service fund type. *Internal service funds* are used to account for general, garage, stores/printing, health insurance, and worker's compensation insurance services provided by one department to other departments of the City on a cost-reimbursement basis. These funds cannot be used to support City activities.

Fiduciary funds, including the custodial funds, use the *economic resources measurement focus* and the *full accrual basis of accounting*. The City reports Custodial Funds to account for assets held by the City as an agent for the Dubuque Racing Association and assets obtained in police seizures. This fund is used to account for the resources held for improvements at the greyhound racing facility.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

Exceptions to this general rule are charges between the City's water and sewer function and various other functions of the City. Eliminations of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position/Fund Balance

Deposits and Investments

The City's cash, investments, and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The cash balances of most City funds are pooled and invested. Interest earned on investments is recorded in the General Fund unless otherwise provided by law. Investments are stated at fair value except for the investment in the Iowa Public Agency Investment Trust and non-negotiable certificates of deposit which are valued at amortized cost.

For purposes of the Statement of Cash Flows, all short-term cash investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to known amounts of cash and, at the day of purchase, have a maturity date no longer than three months.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at year-end are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

Property tax receivable is recognized in the funds on the levy or lien date, which is the date that the tax asking is certified by the City to the County Board of Supervisors.

Current year delinquent property tax receivable represents taxes collected by the County but not remitted to the City at June 30, 2024, and 2024 unpaid taxes. The succeeding year property tax receivable represents taxes certified by the City to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year.

By statute, the City is required to certify its budget to the County Auditor by March 31 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow of resources in both the government-wide and fund financial statements and will not be recognized as revenue until the year for which it is levied.

Property taxes are levied as of July 1 on property values assessed as of January 1 of the previous year. The tax levy is divided into two billings. The billings are due September 1 and March 1. On September 30 and March 31, the bill becomes delinquent, and penalties and interest may be assessed by the City.

Special assessment receivable represents the amounts due from individuals for work done which benefits their property. These assessments are payable by individuals in not less than ten nor more than twenty annual installments. Each annual installment with interest on the unpaid balance is due on September 30 and is subject to the same interest and penalties as the other tax.

Inventories and Prepaid Items

Inventories included in the governmental funds are valued at cost using the first-in first-out (FIFO) method. The costs of governmental fund inventories are recorded as expenditures when consumed rather than when purchased.

Inventories of materials and supplies in the enterprise funds are determined by actual count and priced on the FIFO method.

Inventories included in internal service funds are stated at cost and consist of consumable supplies. The cost of these supplies is recorded as an expense at the time they are removed from inventory for use.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The costs of governmental fund prepaids are recorded as expenditures when consumed rather than when purchased.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Restricted Assets

Certain proceeds of the City's enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. The "revenue bond operating" account is used to report resources set aside to subsidize potential deficiencies from the enterprise fund's operation that could adversely affect debt service payments. The "revenue bond sinking" account is used to segregate resources accumulated for debt service payments over the next twelve months. The "revenue bond reserve" account is used to report resources set aside to make up potential future deficiencies in the revenue bond sinking account.

Certain assets of the special revenue funds and capital project funds are classified as restricted assets because their use is limited by debt agreement, the City's cable television franchise agreement, or Iowa Finance Authority housing program agreement.

Certain assets of the Dubuque Metropolitan Area Solid Waste Agency are classified as restricted assets because their use is restricted by state statute for certain specified uses.

Capital, Lease and Subscription Assets

Capital assets, lease assets and subscription assets, which include property, plant, equipment, intangibles, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide statement of net position and in the proprietary funds statement of net position. Capital assets are defined by the government as assets with an initial, individual cost of more than \$100,000 for infrastructure and intangible assets, \$20,000 for building assets, and \$10,000 for the remaining assets including lease assets and subscription assets, and an estimated useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repair not adding to the value of the asset or materially extending asset lives are not capitalized. All of the City's infrastructure has been recorded, including infrastructure acquired prior to June 30, 1980.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the primary government, as well as the component units, are depreciated or amortized using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	40 to 125
Improvements other than buildings	15 to 50
Machinery and equipment	2 to 30
Infrastructure and intangibles	2 to 75

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Leases - Lessor

The City is a lessor in leases of real estate and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide, proprietary, and governmental fund financial statements. For regulated lessor contracts, the City recognizes inflows of resources (revenues) based on the payment provisions of the lease contract.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines 1) the discount rate it uses to discount the expected lease receipts to present value 2) lease term, and 3) lease receipts. The City uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee. The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

Compensated Absences

The City allows employees to accumulate a limited amount of earned but unused vacation and sick pay benefits. Vacation pay is payable to employees upon retirement or termination. Sick pay is payable only upon retirement, in which event, employees with twenty years or more of service are paid 100% of their accrued sick leave balance over a five year period. All vacation pay and applicable sick pay benefits are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Leases - Lessee

The City is a lessee in leases of real estate, buildings, and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide and proprietary financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

Key estimates and judgments related to leases include how the City determines 1) the discount rate it uses to discount the expected lease payments to present value 2) lease term, and 3) lease payments. The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise. The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Subscription-based Information Technology Agreements (SBITAs)

The City is a subscriber to various information technology agreements. The City recognizes a subscription liability and an intangible right-to-use subscription asset (subscription asset) in the government-wide and proprietary financial statements.

At the commencement of a subscription, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying asset.

Key estimates and judgments related to subscriptions include how the City determines 1) the discount rate it uses to discount the expected subscription payments to present value 2) subscription term, and 3) subscription payments. The City uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for subscriptions. The subscription term includes the noncancellable period of the Subscription. Subscription payments included in the measurement of the subscription liability are composed of fixed payments. The City monitors changes in circumstances that would require a remeasurement of its subscription and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

Subscription assets are reported with capital assets and subscription liabilities are reported with long-term debt on the statement of net position.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, and deferred amounts on refunding are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of the Iowa Public Employees' Retirement System and the Municipal Fire and Police Retirement System (Systems') and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems'. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. For the governmental activities, the net pension liability is generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

Total OPEB Liability

For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB and OPEB expense, information has been determined based on the City's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. For the governmental activities, the total OPEB liability is generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

Deferred Inflows of Resources

Deferred inflows of resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax receivable and other receivables not collected within sixty days after year end.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax and tax increment financing receivable that will not be recognized as revenue until the year for which they are levied, and unrecognized items not yet charged to pension, OPEB, and lease revenue.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Net Position/Fund Balance

The Dubuque Metropolitan Area Solid Waste Agency's restricted net position represents outside third-party restrictions and amounts restricted for minority interest of the Agency. The Agency is restricted to using certain amounts for purposes specified by state statute. The net position restricted for minority interest is calculated at 22.7% of unrestricted net position, based on the 1976 revenue bond resolution authorizing the issuance of revenue bonds for the construction of the landfill.

In the government-wide and proprietary fund financial statements, net position is displayed in three components as follows:

- Net investment in capital assets: This consists of capital, lease and subscription assets, net of accumulated depreciation and amortization, less the outstanding balances of any bonds, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. Unspent debt proceeds were \$9,091,394 for the governmental activities and \$868,627 for business-type activities.
- Restricted: This consists of net position that is legally restricted by outside parties or by law through constitutional provisions or enabling legislation. Net position restricted through enabling legislation as of June 30, 2024 consists of \$52,006 for employee benefits. All other restrictions are by outside parties through grants, debt agreements or donors.
- Unrestricted: This consists of net position that does not meet the definition of restricted or net investment in capital assets.

In the governmental fund financial statements, fund balances are classified as follows:

- Nonspendable: Nonspendable fund balances cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact.
- Restricted: Restricted fund balances are restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantor or state or federal laws or imposed by law through constitutional provisions or enabling legislation.
- Committed: Committed fund balances can be used only for specific purposes determined pursuant to constraints formally imposed by the City Council through resolution approved prior to year-end. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by resolution.
- Assigned: Assigned fund balances contain self-imposed constraints of the government to be used for a particular purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority. The City Council has by resolution delegated the authority to the City Manager, and Director of Finance and Budget.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- **Unassigned:** Unassigned fund balances are amounts not included in the other spendable classifications. Positive unassigned fund balance amount is only appropriate in the general fund. However in governmental funds, other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

The budget guideline of the City of Dubuque maintains a General Fund working balance or operating reserve of 20% of the total General Fund operating revenue requirements. An operating reserve or working balance must be carried into a fiscal year to pay operating costs until tax money, or other anticipated revenue is received.

The State of Iowa recommends a reasonable amount for a working balance as (a) anticipated revenues for the first three months of the fiscal year, less anticipated expenditures or (b) 5% of the total General Fund operating budget, excluding fringes and tort liability expenses.

The City's rating agency, Moody's Investor Service, recommends a reserve balance of at least 10% for "A" rated cities. This is based on the fact that a large portion of the revenue sources are beyond the City's control and therefore uncertain.

None of the City's policies qualify as stabilization arrangements.

Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Required Supplementary Information.

Other Significant Accounting Policies

Other significant accounting policies are set forth in the financial statements and the notes thereto.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 – DEFICIT FUND EQUITY

The following funds had a deficit net position/fund balance amount as of June 30, 2024:

Major Governmental Fund:	
Debt Service	\$ 154,527
Nonmajor Governmental Fund:	
Airport Construction Fund	2,654,446
Internal Service Fund:	
General Service	207,309
Garage Service	538,655
Printing/Shop	573

The Debt Service Fund and Airport Construction Fund deficits will be addressed the next fiscal year with additional transfers to the fund. The General Service Fund, Garage Service Fund and Printing/Shop Fund deficits will be addressed during next fiscal year's reallocation of expenses.

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS

Cash on Hand. Cash on hand represents authorized change funds and petty cash funds used for current operating purposes. The carrying amount at year-end was \$14,291 for the City and \$1,200 for the Dubuque Metropolitan Area Solid Waste Agency.

Deposits. At year-end, the City's carrying amount of deposits was \$131,867,130, and the bank balance was \$130,213,283. The City's deposits in banks at June 30, 2024, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds. The carrying amount of deposits for the Dubuque Metropolitan Area Solid Waste Agency was \$19,004,393 and the bank balance was \$19,975,833. The Agency's deposits in banks at June 30, 2024, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa.

Investments. As of June 30, 2024, the City had the following investments and maturities. (The City assumes callable bonds will not be called):

Investment Type	Investment Maturities (In Years)				Total
	Less Than 1	1 to 5	6 to 10	More than 10	
Money Market Funds-					
U.S. Treasury	\$ 586,982	\$ -	\$ -	\$ -	586,982
U.S. Treasury Securities	1,576,587	3,147,975	1,437,056	-	6,161,618
Federal Agency Obligations	9,945,253	5,128,125	375,065	5,757,096	21,205,539
Corporate Stock	70,182	-	-	-	70,182
	<u>\$ 12,179,004</u>	<u>\$ 8,276,100</u>	<u>\$ 1,812,121</u>	<u>\$ 5,757,096</u>	<u>\$ 28,024,321</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

The City and the Dubuque Metropolitan Solid Waste Agency are authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentality's; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council or Board of Trustees and the Treasurer of the State of Iowa; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

Corporate stock was donated in 1957 to the City to establish the Ella Lyons Peony Trail Permanent Trust Fund.

The City uses the fair value hierarchy established by generally accepted accounting principles based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

All of the City's investments, except for U.S. Treasury Securities, Federal Agency Obligations, and Managed Accounts L/T CD which were valued by the custodians of the securities using pricing models based on credit quality, time to maturity, stated interest rates, and market-rate assumptions (Level 2 inputs), were determined using the last reported sales price at current exchange rates. (Level 1 inputs)

Interest Rate Risk. The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in instruments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit Risk. The City's investment policy limits investments in commercial paper and other corporate debt to the top two highest classifications. The City did not invest in any commercial paper or other corporate debt during the year. The City's investments in Money Market Funds and US Agencies were rated AAA by Standard & Poor's.

Concentration of Credit Risk. The City's investment policy does not allow for a prime bankers' acceptance or commercial paper and other corporate debt balances to be greater than ten percent of its total deposits and investments. The policy also limits the amount that can be invested in a single issue to five percent of its total deposits and investments. The City held no such investments during the year.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City's deposits are entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

Custodial Credit Risk – Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City had no custodial risk with regards to investments, since all investments were held by the City or its agent in the City's name.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

Due to legal and budgetary reasons, the General Fund is assigned a portion of the investment earnings associated with other funds. These funds are the employee benefits, community development, road use tax, cable TV, general construction, transit system, general service, garage service, and stores/printing funds.

A reconciliation of cash and investments as shown on the government-wide statement of net position for the primary government and statement of fiduciary assets and liabilities follows:

Cash on hand	\$ 14,291
Carrying amount of deposits	131,867,130
Carrying amount of investments	28,024,321
Total	<u>\$ 159,905,742</u>

Government-wide	
Cash and investments	\$ 141,944,380
Cash and investments - restricted	17,851,657
Fiduciary	
Cash and investments	109,705
Total	<u>\$ 159,905,742</u>

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Metropolitan Solid Waste Agency follows:

Cash on hand	\$ 1,200
Carrying amount of deposits	19,004,393
Total	<u>\$ 19,005,593</u>
Cash and investments	\$ 11,398,787
Cash and investments - restricted	7,606,806
Total	<u>\$ 19,005,593</u>

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Initiatives and Subsidiaries (December 31, 2023) follows:

Deposits	\$ 4,388,116
Beneficial interest in assets held by others	297,882
Total	<u>\$ 4,685,998</u>
Cash and investments	\$ 4,388,116
Cash and investments-restricted	297,882
Total	<u>\$ 4,685,998</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 3 – CASH ON HAND, DEPOSITS, AND INVESTMENTS (continued)

A reconciliation of cash and investments as shown on the government-wide statement of net position for the Dubuque Convention and Visitors Bureau (June 30, 2024) follows:

Deposits	\$ 780,520
Total	<u>\$ 780,520</u>
Cash and investments	\$ 493,620
Cash and investments-restricted	<u>286,900</u>
Total	<u>\$ 780,520</u>

NOTE 4 – NOTES RECEIVABLE

The City provides low interest and no interest loans to promote economic and community development, provide opportunities for home ownership to low- and moderate-income citizens and improve rental properties for low-income citizens. Loans may contain a forgivable portion if recipient meets specific conditions such as job creation for economic development or residency requirements community development. Loans are secured by mortgage liens against the property.

At June 30, 2024 the City had the following notes receivable.

	Original Balance	Interest Rate	Issued	Maturity	Balance	Current Portion
Downtown Rehabilitation						
Loan Program						
Judy Davison	\$ 300,000	3 %	2020	12/1/2040	\$ 284,000	\$ -
Gronen Adaptive	300,000	2	2006	5/1/2036	115,402	8,888
CARich Properties, LLC	120,000	-	2020	9/1/2030	75,000	12,000
Franklin Investments, LLC	300,000	3	2021	4/1/2041	258,000	-
HJD Landlord LLC	466,000	3	2016	4/1/2036	384,263	27,465
Interstate Building LLP	300,000	3	2010	9/22/2030	141,522	20,900
Chadwick Block, LLC	340,000	-	2024	3/1/2030	325,833	56,667
Downtown Housing Incentive						
Loan Caradco Landlord, LLC	4,500,000	3	2012	6/1/2030	2,540,081	226,327
					<u>\$ 4,124,101</u>	<u>\$ 352,247</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 4 – NOTES RECEIVABLE (continued)

	<u>Interest Rate</u>	<u>Balance</u>	<u>Current Portion</u>
Community Development Installment Loans Receivables			
Residential Rehabilitation Installment Loan Programs			
First Time Home Buyers	6 %	\$ 185,389	\$ 54,000
Homebuyers Assistance Program	6	867,062	74,500
Infill	6	22,730	3,607
RRP	-	14,040	720
RRP Reserve	-	110,029	5,000
Washington Neighborhood Revitalize	-	17,683	1,000
The Accessibility Rehabilitation Program (for rentals)	6	243,218	2,000
Iowa Finance Authority	-	1,195,077	37,269
HOME Program (1)	-	84,554	4,000
Historic Preservation Revolving Loan Fund/Historic Preservation			
Housing Forgivable Loan Program	6	2,925	1,000
MicroLending	-	39,246	3,000
		<u>\$ 2,781,953</u>	<u>\$ 186,096</u>

(1) Principal payments deferred if one tenant is low income

At December 31, 2023, Dubuque Initiatives and Subsidiaries had the following notes receivable:

Chadwick Block, no interest, unsecured, matures 2024 (1)	\$ 340,000
Dubuque Racing Association, unsecured, 3.50%, matures October 2043	3,976,903
Various Small Businesses, 1%, unsecured, matures July 2024 (2)	97,838
Less: allowance for doubtful accounts	<u>(67,062)</u>
Total notes receivable	<u>\$ 4,347,679</u>

(1) Subsequent to December 31, 2023, the Organization received a payment to decrease the outstanding balance on this note to \$150,000. At the time of this payment, the terms of the note were modified to a long term note agreement per the terms of the original agreement. The interest rate on the agreement will be 6.50% and require monthly payments of \$813 through the note maturity in February 2030.

(2) The Organization offered local small businesses \$10,000 to provide bridge financing for working capital until borrower received additional funding from state, federal or local program funding related to COVID-19. There were 76 local participants that participated in this bridge loan program. Notes receivable are unsecured and due in monthly payments ranging from \$135 to \$530 beginning five months from the date of the note, including interest at 1.00%. All unpaid principal and interest due at various dates from March 2023 through June 2024.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 5 – INTERFUND BALANCES AND TRANSFERS

Interfund balances at June 30, 2024, include amounts due to/from other funds. Interfund balances are as follows:

	Due From Other Funds	Due To Other Funds
General Fund	\$ 5,375,157	\$ -
Community Development	-	417,467
Debt Service	-	156,140
Nonmajor Governmental	-	5,054,544
Stormwater Utility	417,467	-
Internal Service	-	164,473
	<u>\$ 5,792,624</u>	<u>\$ 5,792,624</u>

These balances result from a time lag between the date that 1) transactions are recorded in the accounting system, and 2) payments between funds are made.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 5 – INTERFUND BALANCES AND TRANSFERS (continued)

Interfund transfers for the year ended June 30, 2024, consisted of the following:

Transfer to	Transfers From									Total
	General	Tax Increment Financing	Debt Service	Nonmajor Governmental	Sewer Disposal Works	Water Utility	Stormwater Utility	Parking Facilities	Nonmajor Enterprise	
General	\$ -	\$ 551,950	\$ -	\$ 2,775,720	\$ 142,884	\$ 292,884	\$ 53,141	\$ -	\$ -	\$ 3,816,579
Community Development	-	300,000	-	-	-	-	-	-	-	300,000
Debt Service	355,916	4,981,481	-	1,393,876	-	-	5,637,760	52,998	-	12,422,031
Nonmajor Governmental	943,473	2,275,281	-	519,547	-	-	15,903	-	-	3,754,204
Sewage Disposal Works	46,165	-	-	1,053	-	-	401,414	-	-	448,632
Water Utility	214,105	1,510,784	-	-	-	-	-	-	-	1,724,889
Stormwater Utility	-	-	5,637,760	620,242	-	-	-	-	-	6,258,002
Parking Facilities	-	489,525	-	-	-	-	-	-	-	489,525
Nonmajor Enterprise	2,703,882	-	-	69,008	-	-	-	-	-	2,772,890
	<u>\$ 4,263,541</u>	<u>\$ 10,109,021</u>	<u>\$ 5,637,760</u>	<u>\$ 5,379,446</u>	<u>\$ 142,884</u>	<u>\$ 292,884</u>	<u>\$ 6,108,218</u>	<u>\$ 52,998</u>	<u>\$ -</u>	<u>\$ 31,986,752</u>

Net capital assets of \$312,275 were transferred from governmental capital assets to Sewage Disposal Works. The transfers were reported as a capital contribution in that fund. No amounts were reported in the governmental funds, as the amounts did not involve the transfer of financial resources.

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, and (4) fund capital projects.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS

Capital, lease and subscription asset activity for the year ended June 30, 2024, was as follows:

Primary Government:

Governmental activities:

	Beginning Balance	Transfers In	Transfers Out	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:						
Land	\$ 108,554,411	\$ -	\$ -	\$ 356,735	\$ (198,050)	\$ 108,713,096
Construction in Progress	17,083,741	-	(312,275)	11,356,287	(2,302,962)	25,824,791
Total Capital assets, not being depreciated	125,638,152	-	(312,275)	11,713,022	(2,501,012)	134,537,887
Capital and lease assets, being depreciated:						
Buildings	147,433,210	-	-	1,038,523	-	148,471,733
Improvements other than buildings	28,773,920	-	-	2,988,862	-	31,762,782
Machinery and equipment	56,224,961	-	-	4,734,855	(2,152,321)	58,807,495
Lease equipment	55,894	-	-	153,207	-	209,101
Lease real estate	208,093	-	-	-	-	208,093
Subscription asset	3,483,380	-	-	1,048,121	-	4,531,501
Infrastructure	275,039,351	-	-	1,485,564	-	276,524,915
Total capital and lease assets, being depreciated	511,218,809	-	-	11,449,132	(2,152,321)	520,515,620
Less accumulated depreciation and amortization for:						
Buildings	(52,787,554)	-	-	(2,529,132)	-	(55,316,686)
Improvements other than buildings	(15,358,328)	-	-	(915,846)	-	(16,274,174)
Machinery and Equipment	(35,535,339)	-	-	(2,750,785)	2,079,900	(36,206,224)
Lease equipment	(50,277)	-	-	(26,043)	-	(76,320)
Lease real estate	(41,618)	-	-	(20,809)	-	(62,427)
Subscription asset	(784,083)	-	-	(1,042,650)	-	(1,826,733)
Infrastructure	(97,609,414)	-	-	(3,953,217)	-	(101,562,631)
Total accumulated depreciation and amortization	(202,166,613)	-	-	(11,238,482)	2,079,900	(211,325,195)
Total capital and lease assets, being depreciated, net	309,052,196	-	-	210,650	(72,421)	309,190,425
Governmental activities capital and lease assets, net	\$ 434,690,348	\$ -	\$ (312,275)	\$ 11,923,672	\$ (2,573,433)	\$ 443,728,312

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Business-type activities:

	Beginning Balance	Transfers In	Transfers Out	Increases	Decreases	Ending Balance
Capital and lease assets, not being depreciated:						
Land	\$ 24,996,358	\$ -	\$ -	\$ 353,406	\$ -	\$ 25,349,764
Construction in progress	16,179,533	312,275	-	335,331	(3,961,623)	12,865,516
Total Capital and lease assets, not being depreciated	41,175,891	312,275	-	688,737	(3,961,623)	38,215,280
Capital and lease assets, being depreciated / amortized:						
Buildings	157,433,288	-	-	619,479	-	158,052,767
Improvements other than buildings	226,502,056	-	-	5,384,203	-	231,886,259
Machinery and equipment	126,450,411	-	-	2,634,660	(13,817)	129,071,254
Lease equipment	267,361	-	-	-	-	267,361
Lease real estate	10,990	-	-	-	(10,990)	-
Subscription asset	21,549	-	-	-	-	21,549
Total capital and lease assets, being depreciated / amortized	510,685,655	-	-	8,638,342	(24,807)	519,299,190
Less accumulated depreciation and amortization for:						
Buildings	(61,838,404)	-	-	(2,038,377)	-	(63,876,781)
Improvements other than buildings	(48,049,220)	-	-	(3,587,741)	-	(51,636,961)
Machinery and equipment	(53,132,833)	-	-	(3,951,352)	13,817	(57,070,368)
Lease equipment	(48,246)	-	-	(24,122)	-	(72,368)
Lease real estate	(10,990)	-	-	-	10,990	-
Subscription asset	(6,285)	-	-	(10,774)	-	(17,059)
Total accumulated depreciation / amortization	(163,085,978)	-	-	(9,612,366)	24,807	(172,673,537)
Total capital and lease assets, being depreciated, net	347,599,677	-	-	(974,024)	-	346,625,653
Business-type activities capital and lease assets, net	\$ 388,775,568	\$ 312,275	\$ -	\$ (285,287)	\$ (3,961,623)	\$ 384,840,933

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Depreciation and amortization expense was charged to functions/programs for the primary government as follows:

Governmental activities:	
Public safety	\$ 866,128
Public works	6,060,040
Health and social services	2,095
Culture and recreation	2,217,928
Community and economic development	87,757
General government	1,989,275
Capital assets held by the government's internal service funds are charged to various functions based on their usage of their assets	15,259
Total depreciation and amortization expense - governmental activities	<u>\$ 11,238,482</u>
Business-type activities:	
Sewage disposal works	\$ 3,544,349
Water utility	1,362,121
Stormwater utility	2,584,581
Parking facilities	1,057,789
Refuse collection	218,831
Salt	27,639
Transit system	817,056
Total depreciation and amortization expense - business-type activities	<u>\$ 9,612,366</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 6 – CAPITAL, LEASE AND SUBSCRIPTION ASSETS (continued)

Dubuque Metropolitan Area Solid Waste Agency (Component Unit):

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 2,737,804	\$ -	\$ -	\$ 2,737,804
Construction in progress	-	12,032	-	12,032
Total Capital assets, not being depreciated	<u>2,737,804</u>	<u>12,032</u>	<u>-</u>	<u>2,749,836</u>
Capital assets, being depreciated:				
Buildings	566,523	-	-	566,523
Improvements other than buildings	21,080,570	-	(10,981)	21,069,589
Machinery and equipment	<u>5,041,085</u>	<u>437,250</u>	<u>(288,253)</u>	<u>5,190,082</u>
Total capital assets, being depreciated	<u>26,688,178</u>	<u>437,250</u>	<u>(299,234)</u>	<u>26,826,194</u>
Less accumulated depreciation for:				
Buildings	(187,700)	(42,343)	-	(230,043)
Improvements other than buildings	(8,430,683)	(791,531)	10,981	(9,211,233)
Machinery and equipment	<u>(2,734,018)</u>	<u>(379,533)</u>	<u>288,253</u>	<u>(2,825,298)</u>
Total accumulated depreciation	<u>(11,352,401)</u>	<u>(1,213,407)</u>	<u>299,234</u>	<u>(12,266,574)</u>
Total capital assets, being depreciated, net	<u>15,335,777</u>	<u>(776,157)</u>	<u>-</u>	<u>14,559,620</u>
Dubuque Metropolitan Area Solid Waste, capital assets	<u>\$ 18,073,581</u>	<u>(764,125)</u>	<u>-</u>	<u>\$ 17,309,456</u>

Depreciation expense of \$1,213,407 was charged to the Dubuque Metropolitan Area Solid Waste Agency.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT

General Obligation Bonds. The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. The original amount of general obligation bonds issued in prior years was \$101,645,500. During fiscal year 2024, the City issued \$6,090,000 of new general obligation bonds .

General obligation bonds are direct obligations and pledge the full faith and credit of the City. These bonds generally are issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. General obligation bonds outstanding at June 30, 2024, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year
Corporate Purpose Series 2016A	4/4/2016	06/01/17-06/01/35	2.00-3.75 %	\$ 2,830,000	\$ 1,760,000
Corporate Purpose Refunding Series 2016B	4/4/2016	06/01/16-06/01/28	2.00-3.00	10,920,000	1,200,000
Corporate Purpose Series 2016C	4/4/2016	06/01/17-06/01/35	2.00-3.13	4,145,000	2,630,000
Corporate Purpose Series 2017A	4/17/2017	06/01/18-06/01/30	3.00	8,495,000	2,437,584
Corporate Purpose Refunding Series 2017B	4/17/2017	06/01/18-06/01/30	3.00	9,745,500	4,660,000
Corporate Purpose Refunding Series 2017C	4/17/2017	06/01/18-06/01/30	3.00-3.45	2,120,000	1,140,000
Corporate Purpose Series 2018A	3/19/2018	06/01/18-06/01/31	3.00-4.00	4,950,000	2,894,997
Corporate Purpose Refunding Series 2018B	3/19/2018	06/01/18-06/01/26	3.00-3.15	1,005,000	280,000
Corporate Purpose Series 2019A	6/20/2019	06/01/22-06/01/39	3.00	2,240,000	2,035,000
Corporate Purpose Series 2019B	6/20/2019	06/20/20-06/01/27	3.00	860,000	330,000
Corporate Purpose Refunding Series 2019C	7/3/2019	06/01/20-06/01/32	3.00	4,240,000	2,490,000
Corporate Purpose Refunding Series 2021A	6/2/2021	06/01/22-06/01/41	2.00	27,995,000	21,690,000
Corporate Purpose Refunding Series 2021B	6/2/2021	06/01/22-06/01/36	2.00	12,535,000	9,830,000
Corporate Purpose Refunding Series 2022A	5/16/2022	06/01/22-06/01/42	4.00-4.125	2,345,000	2,245,000
Corporate Purpose Refunding Series 2022B	5/16/2022	06/01/22-06/01/42	4.00-4.70	7,220,000	7,220,000
Corporate Purpose 2023A	8/1/2023	08/01/2023-06/01/2043	4.30-6.00	6,090,000	6,090,000
				<u>\$ 107,735,500</u>	<u>\$ 68,932,581</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Annual debt service requirements to maturity for general obligation bonds are as follows:

Fiscal Year June 30	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2025	3,836,269	1,378,191	3,018,770	600,014
2026	3,831,038	1,280,768	2,908,939	519,489
2027	4,011,973	1,179,762	2,983,045	442,200
2028	3,979,566	1,071,067	2,995,476	361,618
2029	4,080,044	965,551	2,794,937	280,894
2030-2034	14,275,803	3,385,875	8,231,720	582,359
2035-2039	6,995,675	1,804,840	519,325	38,046
2040-2044	4,376,412	436,633	93,589	2,806
Total	<u>\$ 45,386,780</u>	<u>\$ 11,502,687</u>	<u>\$ 23,545,801</u>	<u>\$ 2,827,426</u>

Tax Increment Financing Bonds. The City issues tax increment financing bonds to provide funds for urban renewal projects. The City pledges property tax revenues from the tax increment financing districts to pay debt service. These bonds are generally issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. Tax increment financing bonds outstanding at June 30, 2024, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount	Amount	Current Portion
				Originally Issued	Outstanding End of Year	
Diamond Jo Parking Ramp	10/16/2007	06/01/11-06/01/37	7.50%	<u>\$ 23,025,000</u>	<u>\$ 16,350,000</u>	<u>\$ 785,000</u>

Annual debt service requirements to maturity for tax increment financing bonds are as follows:

Fiscal Year June 30	Governmental Activities	
	Principal	Interest
2025	\$ 785,000	1,226,250
2026	845,000	1,167,375
2027	910,000	1,104,000
2028	975,000	1,055,750
2029	1,050,000	962,625
2030-2034	6,555,000	3,506,250
2035-2039	5,230,000	803,250
Total	<u>\$ 16,350,000</u>	<u>\$ 9,825,500</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Revenue Bonds. The City also issues bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. These bonds are generally issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. Revenue bonds outstanding at June 30, 2024, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount Originally Issued	Amount Outstanding End of Year
Sales Tax Incremental 2014	6/14/2014	06/01/23-06/01/29	4.00-5.00 %	\$ 7,190,000	\$ 6,000,000
Sales Tax Incremental 2015A	6/15/2015	06/01/23-06/01/31	3.25-4.00	20,800,000	16,725,000
Water Revenue Refunding Series 2021C	7/19/2021	06/01/22-06/01/30	2.00	3,505,000	2,435,000
				<u>\$ 31,495,000</u>	<u>\$ 25,160,000</u>

The City shall at all times prescribe, fix, and maintain and collect rates, fees and other charges for their services and facilities furnished by the system that are fully sufficient at all times which will (a) provide for 100% of the budgeted Operation and Maintenance Expenses and for the accumulation in the Revenue Fund of a reasonable reserve; and b) produce net revenues in each fiscal year which (1) equal at least 125% of the debt service requirement of all bonds and parity obligations then outstanding for the year of computation; (2) enable the City to make all required payments, if any, into the debt service reserve fund. For the current year, principal and interest paid and total customer net revenues (operating income, plus interest earnings, plus depreciation expense) were \$426,100 and \$3,669,602, respectively.

During the year ended June 30, 2024, the City was in compliance with the revenue bonds' provisions.

Pursuant to the Master Resolutions, approved by the City Council, Sales Tax Increment Revenues received as a result of the Flood Mitigation Program under the Award Agreement shall be applied solely for the benefit of the holders of the Series 2015A Bonds \$20,800,000, and outstanding from time to time, any other Senior Bonds, the Series 2014 Bonds, \$7,190,000 and any other second lien bonds that may be issued in the future under the Master Resolution. The bonds provide financing for costs for acquisition, construction and installation and equipping of the Bee Branch Watershed Flood Mitigation Project.

The total principal and interest remaining to be paid on all revenue bonds is \$28,826,563.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

The City issued \$7,190,000 Sales Tax Increment Revenue Bonds, June 2014 and \$20,800,000 June 2015, for the purpose of paying costs of the acquisition, construction and installation and equipping of the Bee Branch Watershed Flood Mitigation Project. The master resolution establishes a Debt Service Reserve Account that may secure one or more series of Bonds. Upon the issuance of the Series 2015A Bonds a deposit of \$2,080,000 was made into the Debt Service Reserve Account, and the Series 2015A Bonds shall be secured by amounts held in the Debt Service Reserve Account. The Series 2014 Bonds are revenue bonds secured by and payable as provided in the Master Resolution from all Pledged Revenues which are pledged under the Master Resolution to the payment of the principal and interest of the Series 2014 Bonds. There shall be no deposit made into the Debt Service Reserve Account for Series 2014 Bonds, there is no debt service reserve requirement applicable to the Series 2014 Bonds, and Series 2014 Bonds shall not be secured by any amounts held in the Debt Service Reserve Account.

The Sales Tax Increment Revenue Bonds will be paid from increased sales tax revenues paid to the City by the Iowa Department of Revenue per the Iowa Code and related regulations and the Flood Mitigation grant award program.

Revenue bond debt service requirements to maturity are as follows:

Fiscal Year	Business-type Activities	
	Principal	Interest
June 30		
2025	\$ 3,655,000	943,169
2026	3,740,000	806,381
2027	3,895,000	670,019
2028	4,035,000	533,694
2029	4,180,000	389,400
2030-2034	5,655,000	323,900
Total	<u>\$ 25,160,000</u>	<u>\$ 3,666,563</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Capital Loan Notes. Revenue capital loan notes have been issued for the planning and construction of sewer, stormwater, and water capital projects through the State of Iowa Revolving Loan Funds (SRF). The City issued an additional \$1,280,926 of SRF debt in 2024 for various City purposes. The City has pledged income derived from the acquired or constructed assets to pay debt service. Capital loan notes payable at June 30, 2024, are as follows:

Purpose	Date Authorized	Final Maturity Date	Interest Rates	Amount Authorized	Amount Outstanding End of Year	Current Portion
Drinking Water - Clear Wells	10/18/2007	6/1/2028	2.00	1,037,000	232,000	55,000
Clean Water - West 32nd Stormwater	1/14/2009	6/1/2028	2.00	1,847,000	466,000	111,000
North Catfish Creek Stormwater	1/13/2010	6/1/2030	2.00	800,000	295,000	45,000
North Catfish Creek Sewer	1/13/2010	6/1/2030	2.00	912,000	337,000	52,000
Water Meter Replacement-Water	2/12/2010	6/1/2030	2.00	7,676,000	1,346,000	174,000
Water Pollution Control Plant / Green A	8/18/2010	6/1/2039	2.00	74,285,000	47,502,000	2,747,000
Lower Bee Branch - Stormwater	10/27/2010	6/1/2041	2.00	7,850,000	5,337,000	240,000
WPCP Co Generation	5/17/2013	6/1/2033	2.00	3,048,000	1,522,000	156,000
Water Meter Replacement-Sewer	5/31/2013	6/1/2030	2.00	3,058,000	1,346,000	174,000
Lower Bee Branch - Stormwater	2/28/2014	6/1/2033	2.00	1,029,000	168,000	17,000
Bee Branch - Stormwater/Floating Island	4/30/2021	6/1/2037	1.43	30,941,000	17,356,399	1,242,397
CIWA Purchase	7/7/2017	6/1/2037	2.00	10,198,000	6,235,000	431,000
Kerper Sanitary Sewer and Eagle Point I	3/8/2019	6/1/2038	0.75	2,992,000	1,906,538	130,538
Upper Bee Branch Railroad Culverts	6/7/2019	6/1/2040	2.00	16,382,000	13,598,000	730,000
Roosevelt Water Tower	8/9/2019	6/1/2040	2.00	4,400,000	3,644,000	199,000
Catfish/Granger Creek	3/19/2021	3/19/2044	2.00	350,000	349,709	14,393
Auburn and Custer/Center Place/Cooper	3/19/2021	3/19/2044	2.54	160,000	75,286	3,072
Sanitary Sewer Master Plan	3/19/2021	3/19/2044	2.54	970,000	328,187	13,393
High Strength Waste	9/24/2021	9/24/2044	-	290,000	277,913	11,341
Granger Creek / Twin Ridge	1/7/2022	1/7/2025	-	465,000	312,903	12,769
Water Webber Extension	1/7/2022	1/7/2025	-	1,570,000	423,766	17,293
Force Main P&D	3/3/2023	6/1/2043	1.00	1,950,000	293,650	89,000
				<u>\$ 172,210,000</u>	<u>\$ 103,352,351</u>	<u>\$ 6,665,196</u>

On October 18, 2007 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to \$1.037 million. This line of credit was issued to finance the clear well improvements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2008, with the last payment in Fiscal Year 2028. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 14, 2009 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$1.847 million. This line of credit was issued to finance the West 32nd Stormwater Detention Basin improvements by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2009, with the last payment in Fiscal Year 2028. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

On January 13, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$800,000. This line of credit was issued to finance the North Catfish Creek improvements by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 13, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$912,000. This line of credit was issued to finance the North Catfish Creek improvements by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On February 12, 2010 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to \$7.676 million. This line of credit was issued to finance the Water Meter Replacements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2010, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On August 18, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$74.285 million. This line of credit was issued to finance the Water & Resource Recovery Center Renovation and the Green Alley Sponsorship Program by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2011, with the last payment in Fiscal Year 2039. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On October 27, 2010 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$7.85 million. This line of credit was issued to finance the Bee Branch Creek Restoration by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2011, with the last payment in Fiscal Year 2041. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On May 17, 2013 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$3.048 million. This line of credit was issued to finance the Water & Resource Recovery Center Cogeneration by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2013, with the last payment in Fiscal Year 2033. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On May 31, 2013 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$3.058 million. This line of credit was issued to finance the Meter Replacements by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2013, with the last payment in Fiscal Year 2030. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

On February 28, 2014 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$1.029 million. This line of credit was issued to finance the costs of construction storm water drainage projects and improvements, including those costs associated with the Lower Bee Branch Creek Restoration Project by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2014, with the last payment in Fiscal Year 2033. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On June 19, 2015 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$31.418 million. This line of credit was refunded on April 30, 2021 for \$22.138 million to change the type of debt from revenue debt to general obligation debt. This line of credit was issued to finance the Upper Bee Branch Creek Restoration project and Catfish Creek Sponsorship project by the Stormwater Fund. The interest rate for this line of credit is 1.43%. Annual payments began in Fiscal Year 2016, with the last payment in Fiscal Year 2037. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On July 7, 2017 the City entered into an agreement with the Iowa Finance Authority Drinking Water Program Revolving Loan Fund for a line of credit up to \$10.198 million. This line of credit was issued to finance the purchase of the Central Iowa Water Association Water System and Improvements by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments began in Fiscal Year 2018, with the last payment in Fiscal Year 2037. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 8, 2019 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$2.992 million. This line of credit was issued to finance the reconstruction of the Kerper Sanitary Sewer project and the Eagle Point Park Sponsorship Project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0.75%. Annual payments began in Fiscal Year 2019, with the last payment in Fiscal Year 2038. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On June 7, 2019 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$16.382 million. This line of credit was issued to finance the construction of the Bee Branch Creek Restoration Railroad Culverts project by the Stormwater Fund. The interest rate for this line of credit is 2.00%. Annual payments will begin in Fiscal Year 2020, with the last payment in Fiscal Year 2040. The note payable is payable solely from the Stormwater Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On September 22, 2017 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to \$4.4 million. This line of credit was issued to finance the Roosevelt Street water tower and water distribution improvements and the Eagle Point water treatment plant and water distribution improvements project by the Water Fund. The interest rate for this line of credit is 2.00%. Annual payments will begin in Fiscal Year 2020, with the last payment in Fiscal Year 2040. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$350,000 and 2.0% interest rate. This line of credit was issued to finance the planning and design of the Catfish and Granger Creek Sanitary Sewer projects by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$160,000 and 2.54% interest rate. This line of credit was issued to finance the planning and design of the Auburn and Custer/Center Place/Cooper and Maiden/Hawthorne to Fengler Sanitary Sewer projects by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On March 19, 2021 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$970,000 and 2.54% interest rate. This line of credit was issued to finance the planning and design of the Sanitary Sewer Master Plan project by the Sanitary Sewer Fund. Annual payments began in Fiscal Year 2024, with the last payment in Fiscal Year 2044. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$400,000. This line of credit was issued to finance the planning and design of the Sanitary Sewer 42-Inch Force Main Stabilization project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Clean Water Program Revolving Loan Fund for a line of credit up to \$465,000. This line of credit was issued to finance the planning and design of the Sanitary Sewer Granger Creek Interceptor Sewer Improvements project by the Sanitary Sewer Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On January 7, 2022 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to \$1.57 million. This line of credit was issued to finance the planning and design of the Webber Property Water Distribution System Improvements project by the Water Fund. The interest rate for this line of credit is 0%. The line of credit matures in Fiscal Year 2025. The note payable is payable solely from the Water Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

On July 7, 2023 the City entered into an agreement with the Iowa Finance Authority Drinking Water Facilities Financing Program Revolving Loan Fund for a line of credit up to \$290,000. This line of credit was issued to finance the planning and design of the High Strength Waste Improvement project by the Sanitary Sewer Fund. The interest rate for this line of credit is 2.0%. The line of credit matures in Fiscal Year 2046. The note payable is payable solely from the Sanitary Sewer Fund. The debt is owned by the Iowa Finance Authority and; therefore, constitutes direct borrowing.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Annual debt service requirements to maturity for capital loan notes are as follows:

Fiscal Year	Business-type Activities	
	Principal	Interest
June 30		
2025	\$ 6,665,196	2,014,679
2026	6,795,181	1,889,423
2027	6,926,919	1,759,884
2028	6,995,349	1,627,714
2029	6,920,524	1,493,499
2030-2034	34,618,596	5,468,450
2035-2039	31,881,447	2,137,808
2040-2044	2,549,139	99,278
Total	<u>\$ 103,352,351</u>	<u>\$ 16,490,735</u>

At June 30, 2024, the City of Dubuque had \$4,093,294 of capital loan note funds available. These funds are available to the City by filing a disbursement request with the State of Iowa. The City expects to use the remaining available funds in fiscal years 2025 and 2026. The Sewer Utility revenue capital loan notes covenants include a requirement for the utility to produce net revenue of at least 110% of the current year debt service requirement.

Loans Payable. Loans payable have been issued to fund several City projects. Loans payable at June 30, 2024, are as follows:

Purpose	Date of Issue	Maturity Dates	Interest Rates	Amount	Amount	Current Portion
				Originally Issued	Outstanding End of Year	
Iowa Finance Authority	8/26/2011	06/01/20-06/01/30	3.0	\$ 4,500,000	\$ 2,540,486	\$ 226,314
Bowling & Beyond Inc.	10/15/2012	12/04/12-12/04/32	-	1,000,000	400,000	50,000
				<u>\$ 5,500,000</u>	<u>2,940,486</u>	<u>\$ 276,314</u>

On August 26, 2011, the City issued \$4.5 million loan. Interest is payable each December 1 and June 1 at a rate of 3.00%. Principal payments are due each December 1 and June 1 and range from \$82,922 to \$2,582,540 with final maturity in 2030. The proceeds were used to pay costs of funding workforce housing assistance loans to private developers constructing improvements and rehabilitating historic buildings for residential and commercial use in the Greater Downtown Urban Renewal Area. The debt is owned by the Iowa Finance Authority and; therefore, constitutes a direct borrowing.

On October 15, 2012, the City terminated the leases with Bowling & Beyond Dubuque, Inc. and entered into a lease buyout agreement. The purchase price is \$1.0 million. There is no interest. Principal payments are due each July 25 in the amount of \$50,000 with final maturity in 2032. The debt is owned by Michael K. Schmidt and; therefore, constitutes a direct borrowing.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Annual debt service requirements to maturity for loans payable are as follows:

Fiscal Year	Governmental Activities	
	Principal	Interest
June 30		
2025	\$ 276,314	74,530
2026	283,154	67,690
2027	290,202	60,642
2028	297,462	53,382
2029	304,941	45,903
2030-2034	1,488,413	38,197
Total	<u>\$ 2,940,486</u>	<u>\$ 340,344</u>

Leases Payable. The City has entered into lease agreements for office space and equipment as a lessee. The following is a recap of leases as of June 30, 2024 in which the City is a lessee:

Purpose	Date of Issue	Maturity Dates	Discount Rate	Amount		
				Initial Liability	Outstanding End of Year	Current Portion
<i>Governmental Activities</i>						
Building Leases	7/1/2021	6/30/2031	1.57%	\$ 208,093	\$ 141,787	\$ 22,714
Equipment Leases	11/1/2023	11/1/2028	3.80%	153,207	143,617	28,575
				<u>\$ 361,300</u>	<u>\$ 285,404</u>	<u>\$ 51,289</u>
<i>Business-Type Activities</i>						
Building Leases	7/1/2021	7/31/2032	3.03%	<u>\$ 267,361</u>	<u>\$ 203,103</u>	<u>\$ 22,518</u>

Annual debt service requirements to maturity for leases payable are as follow:

Fiscal Year	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
June 30				
2025	\$ 51,289	8,209	22,518	5,844
2026	53,045	6,453	23,210	5,152
2027	54,875	4,624	23,923	4,439
2028	56,774	2,724	24,649	3,714
2029	44,853	758	25,416	2,946
2030 - 2032	24,568	210	83,387	4,064
	<u>\$ 285,404</u>	<u>\$ 22,978</u>	<u>\$ 203,103</u>	<u>\$ 26,159</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Subscriptions Payable. The City has entered into subscription agreements for various computer software programs. The following is a recap of subscriptions as of June 30, 2024:

Purpose	Date of Issue	Maturity Dates	Discount Rate	Initial Liability	Amount Outstanding End of Year	Current Portion
<i>Governmental Activities</i>						
Software	7/1/2022	7/1/2025	3.00%	\$ 28,262	\$ 12,247	\$ 12,247
Software	10/1/2022	9/30/2025	3.87%	22,235	7,407	7,407
Software	7/10/2022	7/9/2025	3.86%	24,865	8,283	8,283
Software	6/1/2023	5/31/2026	5.08%	128,227	46,156	46,156
Software	7/1/2022	4/30/2026	3.88%	1,884,766	499,639	499,639
Software	7/1/2022	5/11/2027	3.89%	148,802	66,206	31,621
Software	10/1/2022	9/30/2027	3.90%	350,570	234,800	69,108
Software	6/1/2023	5/31/2028	4.83%	257,194	205,800	48,910
				<u>\$ 2,844,921</u>	<u>\$ 1,080,538</u>	<u>\$ 723,371</u>
<i>Business-Type Activities</i>						
Software	7/1/2022	11/30/2024	3.84%	<u>\$ 76,890</u>	<u>\$ -</u>	<u>\$ -</u>

Annual debt service requirements to maturity for subscriptions payable are as follow:

Fiscal Year June 30	Governmental Activities	
	Principal	Interest
2025	\$ 723,371	42,553
2026	157,762	13,014
2027	128,565	6,256
2028	70,840	1,385
	<u>\$ 1,080,538</u>	<u>\$ 63,208</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Changes in Long-term Liabilities. Long-term liability activity for the year ended June 30, 2024, was as follows:

	Balance Beginning of Year	Additions	Reductions	Balance End of Year	Due Within One Year
Governmental activities:					
General obligation bonds	\$ 42,662,215	\$ 6,090,000	\$ (3,365,435)	\$ 45,386,780	\$ 3,836,269
Unamortized premium	1,052,210	-	(166,397)	885,813	-
Total general obligation bonds	<u>43,714,425</u>	<u>6,090,000</u>	<u>(3,531,832)</u>	<u>46,272,593</u>	<u>3,836,269</u>
Tax increment financing bonds	17,080,000	-	(730,000)	16,350,000	785,000
Unamortized discounts	(94,224)	-	10,912	(83,312)	-
Total tax increment financing bonds	<u>16,985,776</u>	<u>-</u>	<u>(719,088)</u>	<u>16,266,688</u>	<u>785,000</u>
Loans payable	3,210,157	-	(269,671)	2,940,486	276,314
Lease payable	164,142	153,207	(31,945)	285,404	51,289
Subscriptions payable	1,798,899	-	(718,361)	1,080,538	723,371
Compensated absences	7,287,795	4,973,068	(4,362,033)	7,898,830	451,083
Total governmental activities	<u>\$ 73,161,194</u>	<u>\$ 11,216,275</u>	<u>\$ (9,632,930)</u>	<u>\$ 74,744,539</u>	<u>\$ 6,123,326</u>
Business-type activities:					
General obligation bonds	\$ 26,610,366	\$ -	\$ (3,064,565)	\$ 23,545,801	\$ 3,018,770
Unamortized premium	703,538	-	(139,544)	563,994	-
Unamortized discounts	(10,913)	-	1,820	(9,093)	-
Total general obligation bonds	<u>27,302,991</u>	<u>-</u>	<u>(3,202,289)</u>	<u>24,100,702</u>	<u>3,018,770</u>
Revenue bonds	28,675,000	-	(3,515,000)	25,160,000	3,655,000
Unamortized premium	454,798	-	(102,166)	352,632	-
Unamortized discounts	(33,683)	-	4,210	(29,473)	-
Total revenue bonds	<u>29,096,115</u>	<u>-</u>	<u>(3,612,956)</u>	<u>25,483,159</u>	<u>3,655,000</u>
Notes payable	108,521,425	1,280,926	(6,450,000)	103,352,351	6,665,196
Lease payable	224,936	-	(21,833)	203,103	22,518
Subscriptions payable	11,549	-	(11,549)	-	-
Compensated absences	825,628	501,533	(457,146)	870,015	43,953
Total business-type activities	<u>\$ 165,982,644</u>	<u>\$ 1,782,459</u>	<u>\$ (13,755,773)</u>	<u>\$ 154,009,330</u>	<u>\$ 13,405,437</u>

For the governmental activities, compensated absences are generally liquidated by the General Fund, Community Development Fund, and Section VIII Housing Fund.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Legal Debt Margin Calculation.

Estimated actual value	\$ <u>5,254,447,903</u>
Debt limit - 5% of total actual valuation	262,722,395
Debt applicable to limit	<u>(91,149,514)</u>
Legal debt margin	\$ <u>171,572,881</u>

Dubuque Metropolitan Area Solid Waste Agency

General Obligation Bonds. Dubuque County, Iowa issued a general obligation landfill facilities bond to provide funds for the acquisition and construction of major capital facilities.

The Dubuque Area Metropolitan Solid Waste Agency will reimburse Dubuque County for interest and principal payments from operating revenue. These bonds generally are issued as serial bonds with varying amounts of principal maturing annually and with interest payable semi-annually. The amount outstanding as of June 30, 2024 is as follows:

Purpose	Date of Issue	Maturity Date	Interest Rate	Amount Originally Issued	Amount Outstanding End of Year
Landfill Facility	12/30/2014	06/01/16-06/01/34	2.0 - 4.0%	\$ 4,500,000	\$ 2,675,000
Landfill Facility	12/28/2016	06/01/17-06/01/36	3.0%	5,100,000	3,470,000
				<u>\$ 9,600,000</u>	<u>\$ 6,145,000</u>

Annual debt service requirements to maturity of the general obligation bond is as follows:

Fiscal Year	Principal	Interest
June 30		
2025	475,000	186,065
2026	490,000	172,965
2027	505,000	158,865
2028	520,000	144,328
2029	535,000	129,365
2030-2034	2,950,000	392,625
2035-2036	670,000	32,825
Total	<u>\$ 6,145,000</u>	<u>\$ 1,217,038</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 7 – LONG-TERM DEBT (continued)

Changes in Long-Term Liabilities. Long term liability activity for the year ended June 30, 2024 is as follows:

	Balance Beginning of Year (as restated)	Additions	Reductions	Balance End of Year	Due Within One Year
General obligation bond	\$ 6,610,000	\$ -	\$ (465,000)	\$ 6,145,000	\$ 475,000
Unamortized premium	166,101	-	(12,857)	153,244	-
Total general obligation bond	6,776,101	-	(477,857)	6,298,244	475,000
Compensated absences	227,319	-	(49,254)	178,065	1,696
Total landfill	\$ 7,003,420	\$ -	\$ (527,111)	\$ 6,476,309	\$ 476,696

NOTE 8 – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance purchased from independent third parties and participates in a local government risk pool. The City assumes liability for deductibles and claims in excess of coverage limitations.

The City has established a Health Insurance Reserve Fund for insuring benefits provided to City employees and covered dependents which is included in the Internal Service Fund Type. Health benefits were self-insured up to an individual stop-loss amount of \$120,000, and an aggregate stop-loss of 125% of expected claims. Coverage from a private insurance company is maintained for losses in excess of the stop-loss amount. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate. Settled claims have not exceeded commercial coverage in any of the past three fiscal years. The estimated liability does not include any allocated or unallocated claims adjustment expense.

The City has established a Workers' Compensation Reserve Fund for insuring benefits provided to City employees which is included in the Internal Service Fund Type. Coverage from a private insurance company is maintained for losses in excess of the stop-loss amount. The City is fully insured for all claims with the exception of sworn Police Officers and Fire Fighters medical claims. All claims handling procedures are performed by a third-party claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims administrator's estimate. Settled claims have not exceeded commercial coverage in any of the past three fiscal years. The estimated liability does not include any allocated or unallocated claims adjustment expense. The City purchases private insurance to include sworn Police Officers and Fire Fighters medical claims under a self-insured retention of \$750,000 for each accident.

All funds of the City participate in both programs and make payments to the Health Insurance Reserve Fund and the Workers' Compensation Reserve Fund based on actuarial estimates of the amounts needed to pay prior and current year claims. The claims liability of \$1,622,012 in the Health Insurance Reserve Fund and \$1,318,685 in the Workers' Compensation Reserve Fund is based on the requirements of Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 – RISK MANAGEMENT (continued)

Changes in reported liabilities, all of which are expected to be paid within one year of year end, for the fiscal years ended June 30, 2024 and 2023, are summarized as follows:

	Health Insurance Reserve Fund	Workers' Compensation Reserve Fund
Liabilities at June 30, 2022	873,202	1,321,184
Claims and changes in estimates during fiscal year 2023	7,473,136	561,620
Claim payments	(7,874,721)	(1,178,860)
Liabilities at June 30, 2023	\$ 471,617	\$ 703,944
Claims and changes in estimates during fiscal year 2024	10,425,895	1,070,035
Claim payments	(9,275,500)	(455,294)
Liabilities at June 30, 2024	\$ 1,622,012	\$ 1,318,685

A portion of the Workers' Compensation Reserve is reported in the General Fund.

The City is a member in the Iowa Communities Assurance Pool (Pool), as allowed by Chapter 670.7 of the Code of Iowa. The Pool is a local government risk-sharing pool whose 787 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, cyber liability, property, inland marine, and boiler/machinery. The City acquires automobile physical damage coverage through the Pool. All other property, inland marine, and boiler/machinery insurance is acquired through commercial insurance. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses, and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained not to exceed 300 percent of the total current members' basis rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions. The City has property insurance coverage in addition to the Pool.

The City's property and casualty contributions to the risk pool are recorded as expenditures from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Pool for the year ended June 30, 2024, were \$1,649,573.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 – RISK MANAGEMENT (continued)

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$500,000 per claim. Excess coverage is provided for claims exceeding \$500,000 under various reinsurance agreements. Property and automobile physical damage risks are retained by the Pool up to \$500,000 each occurrence, each location, with excess coverage reinsured on an individual-member basis.

The Pool's Iowa Risk Management Agreement with its members provides that in the event a casualty claim, property loss or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. As of June 30, 2024, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool through the Iowa Risk Management Agreement for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

NOTE 9 – COMMITMENTS AND CONTINGENT LIABILITIES

Grants

The City has received financial assistance from numerous federal and state agencies in the form of grants and entitlements. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, liabilities resulting from disallowed claims, if any, will not have a material effect on the City's financial position as of June 30, 2024.

Litigation

The City Attorney reported that various claims and lawsuits were on file against the City.

The City Attorney has estimated that all potential settlements and lawsuits against the City not covered by insurance would not materially affect the financial position of the City. The City has authority to levy additional taxes (outside the regular limit) to cover uninsured judgments against the City.

Construction Contracts

The City has recognized as a liability only that portion of construction contracts representing construction completed through June 30, 2024. The City has additional commitments for signed construction contracts of \$9,900,312 as of June 30, 2024. These commitments will be funded by federal and state grants, cash reserves, and bond proceeds.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB)

Plan Description - The City operates a single-employer retiree benefit plan which provides postemployment benefits for eligible participants enrolled in the City-sponsored plans, which include the employees of the Dubuque Metropolitan Area Solid Waste Agency (a component unit). The Plan does not issue a stand-alone financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. The benefits are provided in the form of:

An implicit rate subsidy where pre-65 retirees receive health insurance coverage by paying a combined retiree/active rate for the self-insured medical and prescription drug plan.

An explicit rate subsidy where the City pays the full cost of a \$1,000 policy in the fully-insured life insurance plan.

To be eligible for the health insurance coverage, retirees must be at least 55 years old, have completed 4 years of service, and be vested with either the Iowa Public Employee's Retirement System (IPERS) or the Municipal Fire and Police Retirement System of Iowa (MFPRSI). In addition to the health eligibility coverage requirements, one must have belonged to a bargaining group to be eligible for life insurance benefits. There are approximately 615 active and 40 retired members in the plan, as of most recent actuarial valuation report.

Funding Policy - The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis.

Total OPEB Liability - The City's OPEB liability of \$4,397,041 reported as of June 30, 2024 was measured as of June 30, 2024 (the measurement date), and was determined by an actuarial valuation as of June 30, 2023, which was rolled forward to June 30, 2024. The City's proportion is based on the number of employees in the plan. The City's proportion was 98.2% as of June 30, 2024.

Changes in the Total OPEB Liability

	Total OPEB Liability
Total OPEB Liability beginning of year	\$ 5,874,502
Changes for the year:	
Service cost	182,568
Interest	235,146
Other changes	(17,912)
Changes in experience	(296,783)
Changes in assumptions	(1,254,513)
Benefit payments	(325,967)
Net Changes	(1,477,461)
Total OPEB Liability end of year	\$ 4,397,041

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Actuarial Methods and Assumptions - The total OPEB liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation	
effective June 30, 2024	3.00% per annum
Rates of salary increase	4.00% per annum,
effective June 30, 2024	including inflation
Discount rate	4.21 % compounded annually,
effective June 30, 2024	including inflation
Healthcare cost trend rate	6.00% initial rate decreasing to an
effective June 30, 2024	ultimate rate of 4.50% (ultimate rate reached in Fiscal Year 2039)

Discount Rate - The discount rate used to measure the total OPEB liability was 4.21% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date. The rate used is the S&P Municipal Bond 20-Year High-Grade Index as of June 30, 2024.

Mortality rates are from the PubG.H-2010 Mortality Table with Mortality Improvement using Scale MP-2020. Annual retirement and termination probabilities were developed consistent with the City's experience and the IPERS and MFPRSI retirement patterns.

Projected claim costs of the medical plan are \$14,565 to 19,633 per year for retirees depending on the age of retiree. The actuarial assumptions used in the June 30, 2024 valuation were based on the results of actual experience dates study with dates corresponding to those listed above.

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate - The following presents the total OPEB Liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate.

	1% Decrease (3.21%)	Discount Rate (4.21%)	1% Increase (5.21%)
Total OPEB Liability	\$ 4,097,465	\$ 4,397,041	\$ 4,724,603

Sensitivity of the City's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates - The following presents the total OPEB Liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates.

	Healthcare Cost		
	1% Decrease (5.00%)	Trend Rate (6.00%)	1% Increase (7.00%)
Total OPEB Liability	\$ 4,856,960	\$ 4,397,041	\$ 4,006,141

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

OPEB Expense and Deferred Outflows of Resources Related to OPEB - For the year ended June 30, 2024 the City recognized OPEB expense of \$223,080. At June 30, 2024 the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Experience	\$ 184,505	\$ 391,634
Changes in Assumptions	392,201	1,917,902
Change in Proportion	160,528	155,426
	<u>\$ 737,234</u>	<u>\$ 2,464,962</u>

The net amount reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense in future periods as follows:

Year Ending June 30	Net Deferred Outflows (Inflows) of Resources
2025	\$ (192,507)
2026	(192,507)
2027	(194,284)
2028	(217,104)
2029	(221,610)
Thereafter	(709,716)
	<u>\$ (1,727,728)</u>

Dubuque Metropolitan Area Solid Waste Agency Specific (DMASWA) OPEB Disclosures

Total OPEB Liability- DMASWA OPEB liability of \$80,613 was measured as of June 30, 2024 (the measurement date), and was determined by an actuarial valuation as of June 30, 2023, which was rolled forward to June 30, 2024. The Agency's portion is based on the number of employees in the plan. The Agency's portion was 1.80% as of June 30, 2024.

	Total OPEB Liability
Total OPEB Liability beginning of year	\$ 89,459
Changes for the year:	
Service Cost	3,347
Interest	4,311
Changes in experience	(5,441)
Other Changes	17,912
Changes in assumptions	(22,999)
Benefit payments	(5,976)
Net Changes	<u>(8,846)</u>
Total OPEB Liability end of year	<u>\$ 80,613</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Sensitivity of the City's Total OPEB Liability to Changes in the Discount Rate- The following presents the total OPEB Liability of the DMASWA, as well as what the DMASWA's total OPEB liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current discount rate.

		1% Decrease (3.21%)		Discount Rate (4.21%)		1% Increase (5.21%)
Total OPEB Liability	\$	75,121	\$	80,613	\$	86,618

Sensitivity of the DMASWA's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates- The following presents the total OPEB Liability of the DMASWA, as well as what the DMASWA's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates.

		1% Decrease (5.00%)		Healthcare Cost Trend Rate (6.00%)		1% Increase (7.00%)
Total OPEB Liability	\$	89,045	\$	80,613	\$	73,446

OPEB Expense and Deferred Outflows of Resources Related to OPEB - For the year ended June 30, 2024 the DMASWA recognized OPEB expense of \$4,090. At June 30, 2024 the DMASWA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Experience	\$ 3,383	\$ 7,180
Changes in Assumptions	7,190	35,161
Change in Proportion	21,884	26,985
	<u>\$ 32,457</u>	<u>\$ 69,326</u>

The net amount reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense in future periods as follows:

Year Ending June 30	Net Deferred Outflows (Inflows) of Resources
2025	\$ (5,695)
2026	(5,695)
2027	(5,728)
2028	(6,146)
2029	(6,229)
Thereafter	<u>(7,376)</u>
	<u>\$ (36,869)</u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS

Aggregate Pension Expense

The primary government participates in two public pension systems, Iowa Public Employees' Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). The component unit DMASWA participates in IPERS only. The following sections outline the pension related disclosures for each pension of both entities. The aggregate increase in pension expense for the period associated with the net pension liability for all plans is \$5,430,383 for the primary government. Other aggregate amounts related to pension are separately displayed in the financial statements. See table below for breakdown between IPERS and MFPRSI:

	IPERS	MFPRSI	Total
Net Pension Liability	\$ 15,704,095	\$ 28,659,784	\$ 44,363,879
Deferred Inflows	1,000,003	1,272,631	2,272,634
Deferred Outflows	7,231,591	9,219,865	16,451,456
Pension Expense (Decrease)	1,334,423	4,095,960	5,430,383

Iowa Public Employees Retirement System IPERS

Plan Description – IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if greater than the highest five-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with the regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2024, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% for a total rate of 15.73%.

The City's total contributions to IPERS for the year ended June 30, 2024 were \$3,018,649. The Dubuque Metropolitan Area Solid Waste Agency's total contributions to IPERS for the year ended June 30, 2024 were \$74,773.

City Specific IPERS Disclosures

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2024, the City reported a liability of \$15,704,095 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2023, the City's collective proportion was 0.34035% which was a decrease of 0.02189% from its proportion measured as of June 30, 2022. The City allocations to governmental and business-type activities according to the proportionate share of contributions in the prior year.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

For the year ended June 30, 2024, the City recognized pension expense of \$1,334,423. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,328,588	\$ 64,549
Changes of assumptions	-	250
Net difference between projected and actual earnings on IPERS' investments	1,454,389	-
Changes in proportion and differences between City's contributions and City's proportionate share of contributions	1,429,965	935,204
City contributions subsequent to the measurement date	<u>3,018,649</u>	<u>-</u>
Total	\$ <u><u>7,231,591</u></u>	\$ <u><u>1,000,003</u></u>

The \$3,018,649 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Net Deferred Outflows (Inflows) of Resources
2025	\$ 66,729
2026	(521,202)
2027	2,908,911
2028	647,444
2029	111,057
	\$ <u><u>3,212,939</u></u>

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate-
The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1.00% lower (6.00%) or 1.00% higher (8.00%) than the current rate.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

	1% Decrease 6.00%	Discount Rate 7.00%	1% Increase 8.00%
City's proportionate share of the net pension liability (asset):	\$ 33,390,405	\$ 15,704,095	\$ 882,675

Dubuque Metropolitan Area Solid Waste Agency Specific (DMASWA) IPERS Disclosures

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2024, the DMASWA reported a liability of \$363,118 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The DMASWA's proportion of the net pension liability was based on the DMASWA's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2023, the DMASWA's collective proportion was 0.007856% which was an increase of 0.01025% from its proportion measured as of June 30, 2022.

For the year ended June 30, 2024, the DMASWA recognized pension expense of \$30,855. At June 30, 2024, the DMASWA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 30,720	\$ 1,490
Changes of assumptions	-	5
Net difference between projected and actual earnings on IPERS' investments	33,629	-
Net changes in proportion and differences between Agency's contributions and Agency's proportionate share of contributions	36,120	45,155
Agency contributions subsequent to the measurement date	74,773	-
Total	\$ 175,242	\$ 46,650

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

The \$74,773 reported as deferred outflows of resources related to pensions resulting from the Agency contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Total
2025	\$ 1,118
2026	(8,730)
2027	48,727
2028	10,845
2029	1,859
	<u>\$ 53,819</u>

Sensitivity of the Agency's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the Agency's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the Agency's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease 6.00%	Discount Rate 7.00%	1% Increase 8.00%
Agency's proportionate share of the net pension liability (asset):	\$ 772,072	\$ 363,118	\$ 20,410

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions - The total pension liability in the June 30, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	2.60% per annum
Rates of salary increase	3.25 to 16.25% average, including inflation. Rates vary by membership group.
Long-term Investment rate of return	7.00% , compounded annually, net of investment expense, including inflation.
Wage Growth	3.25% per annum based on 2.60% inflation and 0.65% real wage inflation

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study covering the four-year period ending June 30, 2021 (see report dated June 16, 2022).

Mortality rates are based on the PubG-2010 Generational Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different membership groups. Future mortality improvements are anticipated using Projection Scale MP-2021. Different adjustments apply to pre-retirement, post-retirement, beneficiary and post-disability mortality tables.

The long-term expected rate of return on IPERS' was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	21.00 %	4.56%
International equity	13.00	6.22
Global smart beta equity	5.00	5.22
Core plus fixed income	25.50	2.69
Public credit	3.00	4.38
Cash	1.00	1.59
Private equity	17.00	10.44
Private real assets	5.50	3.88
Private credit	9.00	4.6
Total	100 %	

Discount Rate - The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from employees and employers will be made at the contractually required rates, which are set by the Contribution Rate Funding Policy and derived from the actuarial valuation. Based on those assumptions, the IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, actuarial assumed investment return was applied to all periods of projected benefit payments to determine the total pension liability.

IPERS' Fiduciary Net Position - Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to IPERS - At June 30, 2024, the City reported no payables to the defined benefit pension plan for legally required employer contributions. There were no legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description – MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full-service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members, at least 55 years of age, with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. By electing to participate in DROP, the member is signing a contract indicating the member will retire at the end of the selected DROP period. During the DROP period the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits – Disability benefits may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2024.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the employer's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 22.98% for the year ended June 30, 2024.

The City's contributions to MFPRSI for the year ended June 30, 2024 was \$3,922,039.

If approved by the state legislature, state appropriation may further reduce the employer's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa therefore is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – Financial Reporting for Pension Plans, (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2024.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2024, the City reported a liability of \$28,659,784 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the new pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2023, the City's proportion was .045768% which was an increase of 0.002531% from its proportions measured as of June 30, 2022. This is funded by governmental activities only.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

For the year ended June 30, 2024, the City recognized pension expense of \$4,095,960. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between expected and actual experience	\$ 2,189,648	\$ -
Changes of assumptions	144,380	-
Net difference between projected and actual earnings on pension plan investments	1,824,911	-
Changes in proportion and differences between City contributions and proportionate share of contributions	1,138,887	1,272,631
City contributions subsequent to the measurement date	<u>3,922,039</u>	<u>-</u>
Total	\$ <u><u>9,219,865</u></u>	\$ <u><u>1,272,631</u></u>

The \$3,922,039 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2025. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	Net Deferred Outflows (Inflows) of Resources
2025	\$ (2,965)
2026	(1,298,355)
2027	4,259,761
2028	1,009,225
2029	<u>57,529</u>
	\$ <u><u>4,025,195</u></u>

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Actuarial Assumptions - The total pension liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00% per annum
Rates of salary increase	3.75% to 15.11% including inflation
Investment rate of return	7.50%, net of pension plan investment expense, including inflation

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the 10-year period ending June 30, 2022.

Mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Broad Fixed Income	4.9%
Broad U.S. Equity	7.1
Global Equity	7.2
Broad Non-US Equity	7.4
Managed Futures	5.2
Core Real Estate	6.8
Opportunistic Real Estate	11.1
Global Infrastructure	6.9
Private Credit	10.1
Private Equity	12.1

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 – EMPLOYEE PENSION PLANS (continued)

Discount Rate - The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rates, actuarially determined. Based on those assumptions, MFPRSI fiduciary net position was projected to be available to make all projected future benefit payments to current active and inactive employees. Therefore, the long-term expected rate of return on MFPRSI investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City’s Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City’s proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the city’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1.00% lower (6.50%) or 1.00% higher (8.50%) than the current rate.

	1% Decrease 6.50%	Discount Rate 7.50%	1% Increase 8.50%
City's proportionate share of the net pension liability (asset):	\$ 50,192,714	\$ 28,659,784	\$ 10,834,743

MFPRSI Fiduciary Net Position - Detailed information about the pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI’s website at www.mfprsi.org.

Payables to MFPRSI - At June 30, 2024, City of Dubuque, Iowa reported no payables to the defined benefit pension plan for legally required employer contributions. There were no legally required employee contributions which had been withheld from employee wages but not yet remitted to MFPRSI.

NOTE 12 – LANDFILL CLOSURE AND POST CLOSURE CARE

To comply with federal (40 CFR 258.74) and state regulations (IAC 113.14 (455b)), the Dubuque Metropolitan Area Solid Waste agency (DMASWA) is required to complete a closure and post-closure plan and to provide funding necessary to effect that plan, including the proper monitoring and care of the landfill after closure. Once the landfill is no longer accepting waste and is closed, the owner is responsible for maintaining the final cover, monitoring ground water and methane gas, and collecting leachate (the liquid that drains out of waste) for thirty years.

State governments are primarily responsible for implementation and enforcement of those requirements and have been given flexibility to tailor requirements to accommodate local conditions that exist. A variety of financial mechanisms can be used to demonstrate compliance with federal and state financial assurance rules. The Agency utilizes the dedicated fund mechanism, which is funded through the tipping fees it receives. The Agency files an annual report with the State to provide compliance with its legal requirements of maintaining a balance per the prescribed formula. Any adjustments to the account are made prior to June 30.

The Agency is required to estimate total landfill closure and post-closure care costs and recognize a portion of these costs each year based on the percentage of estimated total landfill capacity used that period. Estimated total costs, for closure and post-closure, would consist of four components: (1) the cost of equipment and facilities used in post-closure monitoring and care, (2) the cost of final cover (material and labor), (3) the cost of environmental monitoring of the landfill during the post-closure period and (4) the cost of any environmental cleanup required after closure. Estimated total cost is based on an engineer's estimate for these services is required to be updated annually for changes due to inflation or deflation, technology, and/or changes to applicable laws or regulations.

The Agency's estimated closure and post-closure care expected costs are as follows:

	2024
Closure	\$ 4,660,508
Post-closure care	2,718,732
Totals	\$ 7,379,240

The total closure and post-closure care costs for the DMASWA has been estimated at approximately \$7,379,240 as of June 30, 2024, and the portion of the liability, that has been recognized is \$3,916,141. This liability represents the cumulative amount reported to date based on the use of 100% of the estimated capacity of cells 1, 2, 3, 4, 5, 6, 7, 8, and 44% of cell 9. The Agency has accumulated resources to fund closure and post-closure costs; they are included in assets whose use is limited on the balance sheet and total \$5,666,689 as of June 30, 2024. The Agency will recognize the remaining estimated cost of closure and post closure care of \$3,463,099 over the estimated remaining life of 15 years as the remaining capacity is filled.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 13 – LEASES WHERE CITY IS LESSOR

The City of Dubuque leases riverfront property, farm land, parking areas, and space for antennas on top of water towers. The following are the leases in effect at June 30, 2024 in which the City is a lessor:

Governmental Activities:

Lease Type	Lease Term		Discount	Original Balance	Balance as of		Due Within	Rent	Interest
	Beginning	Ending	Rate		June 30, 2024		One Year	Revenue	Revenue
Land	7/1/2021	6/30/2055	1.58 % - 3.57%	\$ 23,085,213	\$ 19,818,999	\$ 1,097,323	\$ 1,243,147	\$ 693,499	
Building	7/1/2021	6/30/2056	1.72% - 3.57%	10,223,974	9,156,116	399,750	512,884	328,752	
Other	7/1/2021	11/30/2038	3.40%	194,951	163,804	8,505	11,422	5,674	
				\$ 33,504,138	\$ 29,138,919	\$ 1,505,578	\$ 1,767,453	\$ 1,027,925	

In the governmental activities the lease term for the various leases began on July 1, 2021, with the exception of one land lease in the amount of \$93,505 that was entered into in January 2022. The lease term for the lease arrangements end at various dates through June 30, 2056.

The most significant lease is the lease of the greyhound racing and gambling facility and related parking areas to the Dubuque Racing Association (DRA). The DRA lease amount is based on the association's gross gambling receipts. Total rent related to this variable lease was \$6,274,026.

The City recognized revenue of \$825,281 for payments from regulated leases not previously included in the above schedules. The following is a schedule of the future minimum payments under regulated leases:

Year Ending	Total to be paid
6/30/2025	\$ 493,712
6/30/2026	322,535
6/30/2027	292,797
6/30/2028	292,797
6/30/2029	268,505
Thereafter	6,382,359
	<u>\$ 8,052,705</u>

Business-Type Activities:

Lease Type	Lease Term		Discount	Original Balance	Balance as of		Due Within	Rent	Interest
	Beginning	Ending	Rate		June 30, 2024		One Year	Revenue	Revenue
Land	7/1/2021	2/28/2038	1.85% - 3.39%	\$ 889,248	\$ 907,216	\$ 90,050	\$ 144,964	\$ 25,952	

In the business-type activities, the lease term for the various leases began on July 1, 2021, with the exception of one land lease in the amount of \$131,587 that was entered into in November 2021. The lease term for the lease arrangements end at various dates through February 28, 2038.

Dubuque Metropolitan Area Solid Waste Agency (Component Unit):

The Agency is a lessor in one land lease that matures in April 2024. The initial lease arrangement was for \$129,470 in which no amounts are outstanding as of June 30, 2024. Rent and interest revenue on the lease for the year ending June 30, 2024 was \$35,877 and \$282, respectively. The discount rate was 1.91%.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 14 – SUBSEQUENT EVENTS

On September 20, 2024, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Bonds, Series 2024 in an amount not to exceed \$2,536,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 2.61%. Annual payments begin on December 1, 2024, with the last payment on June 1, 2045.

On February 7, 2025, the City entered into an agreement with the State of Iowa State Revolving Fund (SRF) for Sewer Revenue Bonds, Series 2025 in an amount not to exceed \$26,221,000. The purpose of the bonds is for the cost of planning, designing, and constructing improvements and extensions to the Municipal Sanitary Sewer System of the City. The interest rate is 2.54%. Annual payments begin on June 1, 2025, with the last payment on June 1, 2046.

On March 4, 2025, the City issued General Obligation Corporate Purpose Bonds, Series, 2025A in the amount of \$6,420,000. Proceeds of the bonds will be used acquire equipment and vehicles, install fire station generators, and undertake costs associated with the following: municipal airport improvements, fire station roof replacement and repairs, fire station tuckpointing and related exterior repairs, fire department administrative office renovations, fire station bunk room renovations, fire station mechanical and electrical system improvements, fire station HVAC replacement, fire station facility improvements, fire department burn tower training facility improvements, and Central Avenue Streetscape Improvements Project. Proceeds will also be used to pay costs associated with the issuance of the bonds. Bonds are payable semiannually on each June 1 and December 1, commencing December 1, 2025 and maturing on June 1, 2044.

On March 4, 2025, the City issued Taxable General Obligation Corporate Purpose Bonds, Series 2025B in the amount of \$8,370,000. Proceeds of the bonds will be used to acquire fire protection vehicles, demolish/deconstruct a dangerous and dilapidated property, and undertake various urban renewal projects. Proceeds will also be used to pay costs associated with the issuance of the bonds. Bonds are payable semiannually on each June 1 and December 1, commencing December 1, 2025 and maturing on June 1, 2044.

On March 4, 2025, the City issued Taxable General Obligation Urban Renewal Bonds, Series 2025C in the amount of \$8,945,000. Proceeds of the bonds will be used for costs associated with the Iowa Amphitheatre on Schmitt Island Project, an authorized urban renewal project and to pay costs associated with the issuance of bonds. Bonds are payable semiannually on each June 1 and December 1, commencing December 1, 2025 and maturing on June 1, 2044.

NOTE 15 – PROSPECTIVE ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued statements not yet implemented by the City. The statements which might impact the City are as follows:

GASB Statement No. 101, *Compensated Absences* will through its unified recognition and remeasurement model, result in a liability for compensated absences that more appropriately reflects when a government incurs an obligation. In addition, the model can be applied consistently to any type of compensated absence and will eliminate potential comparability issues between governments that offer different types of leave. The model also will result in a more robust estimate of the amount of compensated absences that a government will pay or settle, which will enhance the relevance and reliability of information about the liability for compensated absences. The statement will be effective for the City with its year ending June 30, 2025.

CITY OF DUBUQUE, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 15 – PROSPECTIVE ACCOUNTING PRONOUNCEMENTS (continued)

GASB Statement No. 102, *Certain Risk Disclosures* will improve financial reporting by providing users of financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government's financial condition. The statement will be effective for the City with its year ending June 30, 2025.

GASB Statement No. 103, *Financial Reporting Model Improvements* will improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues. The statement will be effective for the City with its year ending June 30, 2025.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* will improve financial reporting by providing users of financial statements with essential information about certain types of capital assets in order to make informed decisions and assess accountability. Additionally, the disclosure requirements will improve consistency and comparability between governments. This statement also addresses certain application issues. The statement will be effective for the City with its year ending June 30, 2026.

The City's management has not yet determined the effect these statements will have on the City's financial statements.

NOTE 16 – TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapter 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as a part of these agreements.

For the year ended June 30, 2024, the City abated \$12,922,131 of property tax under the urban renewal and economic development projects.

Required Supplementary Information
June 30, 2024
City of Dubuque, Iowa

CITY OF DUBUQUE, IOWA
SCHEDULE OF RECEIPTS, DISBURSEMENTS AND CHANGES IN
BALANCES - BUDGET AND ACTUAL (BUDGETARY BASIS)
GOVERNMENTAL AND ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

		Budgeted Amounts		Final to Actual
	Actual	Original	Final	Variance
RECEIPTS				
Property tax	\$ 27,006,048	\$ 26,172,795	\$ 25,929,410	\$ 1,076,638
Tax increment financing	12,922,131	12,193,208	12,193,208	728,923
Other City tax	21,571,552	23,079,850	23,073,236	(1,501,684)
Licenses and permits	4,073,398	2,355,200	2,355,200	1,718,198
Use of money and property	20,300,213	18,109,883	18,106,584	2,193,629
Intergovernmental	37,463,449	40,073,624	83,263,054	(45,799,605)
Charges for fees and service	49,480,766	53,085,648	53,878,113	(4,397,347)
Special assessments	130,439	115,000	115,000	15,439
Miscellaneous	13,188,446	10,386,697	13,600,421	(411,975)
Total Receipts	186,136,442	185,571,905	232,514,226	(46,377,784)
EXPENDITURES				
Public safety	36,047,404	36,814,028	38,911,675	2,864,271
Public works	15,900,943	15,362,227	19,765,918	3,864,975
Health and social services	1,041,566	870,448	910,159	(131,407)
Culture and recreation	15,428,795	16,757,148	20,144,121	4,715,326
Community and economic development	18,456,472	16,440,349	20,045,918	1,589,446
General government	16,497,533	14,045,336	17,071,028	573,495
Debt service	10,204,655	13,007,373	13,007,373	2,802,718
Capital projects	31,442,779	48,561,659	148,715,950	117,273,171
Business-type activities	64,583,246	75,616,851	115,143,326	50,560,080
Total Expenditures	209,603,393	237,475,419	393,715,468	184,112,075
EXCESS (DEFICIENCY) OF RECEIPTS				
OVER (UNDER) EXPENDITURES	(23,466,951)	(51,903,514)	(161,201,242)	137,734,291
OTHER FINANCING SOURCES, NET				
	8,644,560	26,001,671	51,752,136	(43,107,576)
EXCESS DEFICIENCY OF RECEIPTS AND				
OTHER FINANCING SOURCES OVER				
(UNDER) EXPENDITURES AND				
OTHER FINANCING USES	(14,822,391)	(25,901,843)	(109,449,106)	94,626,715
BALANCE, BEGINNING OF YEAR				
	139,342,405	71,524,961	89,774,671	229,455,660
BALANCE, ENDING OF YEAR				
	\$ 124,520,014	\$ 45,623,118	\$ (19,674,435)	\$ 324,082,375

See Notes to Required Supplementary Information.

CITY OF DUBUQUE, IOWA

NOTE TO REQUIRED SUPPLEMENTARY INFORMATION – BUDGETARY REPORTING FOR THE YEAR ENDED JUNE 30, 2024

The budgetary comparison is presented as Required Supplementary Information in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

The Code of Iowa requires the adoption of an annual budget by the City Council on or before March 31 of each year which becomes effective July 1 and constitutes the appropriation for each function specified therein until amended. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the function level for the City as a whole, rather than at the fund or fund type level. The internal service fund or custodial fund activity is not included in the adopted budget.

The City's budget is prepared on the cash basis of accounting with an adjustment for accrued payroll following required public notice and hearings. After the initial annual budget is adopted, it may be amended for specified purposes. Budget amendments must be prepared and adopted in the same manner as the original budget. Management is not authorized to amend the budget or to make budgetary transfers between functions without the approval of the City Council. Management may make budgeting transfers between funds as long as the transfers are within the same function. The City has adopted a policy relative to budgetary control and amendment which provides for control at the line-item level and review of the current year's budget at the time the next year's budget is prepared. This usually results in amending the appropriations of all functions to adjust to current conditions. Supplemental appropriations are only provided when unanticipated revenues or budget surpluses become available. Appropriations as adopted lapse at the end of the fiscal year.

The budget for the fiscal year ended June 30, 2024, was amended two times during the year to allow the City to increase function expenditures by \$156,240,049 primarily for the carry-forward of unfinished capital improvement projects. During the year ended June 30, 2024, no functional expenses exceeded the budgeted amount.

The following is a reconciliation of the budgetary basis to the modified accrual basis of accounting:

				Governmental	Enterprise	
	Budgetary	Accrual	Modified	Funds	Funds	
	Basis	Adjustments	Accrual/Accrual	Modified	Accrual	Total
			Basis	Accrual Basis	Basis	
Receipts/Revenue	\$ 186,136,442	\$ (12,490,374)	\$ 173,646,068	\$ 128,998,773	\$ 44,647,295	\$ 173,646,068
Expenditures/Expenses	209,603,393	(24,356,264)	185,247,129	138,588,938	46,658,191	185,247,129
Deficiency of Receipts/Revenue						
Under Expenditures/Expenses	(23,466,951)	11,865,890	(11,601,061)	(9,590,165)	(2,010,896)	(11,601,061)
Other Financing Sources	8,644,560	10,807,989	19,452,549	2,654,743	16,797,806	19,452,549
Net	(14,822,391)	22,673,879	7,851,488	(6,935,422)	14,786,910	7,851,488
Balance, Beginning	139,342,405	232,225,142	371,567,547	100,515,736	271,051,811	371,567,547
Balance, Ending	\$ 124,520,014	\$ 254,899,021	\$ 379,419,035	\$ 93,580,314	\$ 285,838,721	\$ 379,419,035

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
LAST TEN FISCAL YEARS
(IN THOUSANDS)

Required Supplementary Information

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability (asset)	0.34035%	0.31846%	0.31474%	0.33061%	0.33194%	0.33329%	0.33490%	0.34275%	0.35135%	0.37035%
City's proportionate share of the net pension liability	\$ 15,705	\$ 12,640	\$ 441	\$ 23,063	\$ 19,350	\$ 21,091	\$ 22,309	\$ 21,570	\$ 17,358	\$ 14,688
City's covered payroll	\$ 30,527	\$ 26,888	\$ 25,496	\$ 26,048	\$ 25,423	\$ 25,024	\$ 24,961	\$ 24,597	\$ 24,039	\$ 24,210
City's proportionate share of the net pension liability as a percentage of its covered payroll	51.45%	47.01%	1.73%	88.54%	76.11%	84.28%	89.38%	87.69%	72.21%	60.67%
Plan fiduciary net position as a percentage of the total pension liability	92.30%	91.40%	100.81%	82.90%	85.45%	83.62%	82.21%	81.82%	85.19%	87.61%

*In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY CONTRIBUTION
IOWA PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST 10 FISCAL YEARS
(IN THOUSANDS)

Required Supplementary Information

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Statutorily required contribution	\$ <u>3,018</u>	\$ <u>2,879</u>	\$ <u>2,535</u>	\$ <u>2,407</u>	\$ <u>2,460</u>	\$ <u>2,403</u>	\$ <u>2,235</u>	\$ <u>2,229</u>	\$ <u>2,196</u>	\$ <u>2,151</u>
Contributions in relation to the statutorily required contribution	\$ <u>(3,018)</u>	\$ <u>(2,879)</u>	\$ <u>(2,535)</u>	\$ <u>(2,407)</u>	\$ <u>(2,460)</u>	\$ <u>(2,403)</u>	\$ <u>(2,235)</u>	\$ <u>(2,229)</u>	\$ <u>(2,196)</u>	\$ <u>(2,151)</u>
Contribution deficiency (excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
City's covered payroll	\$ 32,028	\$ 30,527	\$ 26,888	\$ 25,496	\$ 26,048	\$ 25,423	\$ 25,024	\$ 24,961	\$ 24,597	\$ 24,039
Contributions as a percentage of covered payroll	9.42%	9.43%	9.43%	9.44%	9.44%	9.45%	8.93%	8.93%	8.93%	8.95%

CITY OF DUBUQUE, IOWA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION -- PENSION LIABILITY
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEMS
YEAR ENDED JUNE 30, 2024

Changes of benefit terms:

There are no significant changes in benefit terms.

Changes of assumption:

The 2022 valuation implemented the following refinements:

- Mortality assumption was changed to the family of PubG-2010 Mortality Tables for all groups, with age setbacks and set forwards, as well as other adjustments. Future mortality improvements are modeled using Scale MP-2021.
- Retirement rates were adjusted to partially reflect observed experience for regular member only.
- Disability rates were lowered for Regular members only.
- Termination rates were adjusted to partially reflect observed experience for all groups.

The 2021, 2020, and 2019 valuations did not include any changes of assumptions.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates
- Lowered disability rates
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
LAST TEN FISCAL YEARS
(IN THOUSANDS)

Required Supplementary Information

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's proportion of the net pension liability (asset)	4.58%	4.32%	0.44%	4.73%	4.69%	4.86%	4.78%	4.95%	4.99%	5.08%
City's proportionate share of the net pension liability	\$ 28,660	\$ 24,281	\$ 9,964	\$ 37,737	\$ 30,775	\$ 28,960	\$ 28,062	\$ 30,971	\$ 23,423	\$ 18,410
City's covered payroll	\$ 16,513	\$ 14,603	\$ 14,418	\$ 14,879	\$ 14,203	\$ 14,118	\$ 13,552	\$ 13,423	\$ 13,052	\$ 12,968
City's proportionate share of the net pension liability as a percentage of its covered payroll	173.56%	166.27%	69.11%	253.63%	216.68%	205.13%	207.07%	230.73%	179.46%	141.96%
Plan fiduciary net position as a percentage of the total pension liability	86.53%	84.62%	93.62%	76.47%	79.94%	81.07%	80.60%	78.20%	83.04%	86.27%

*In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

CITY OF DUBUQUE, IOWA
SCHEDULE OF THE CITY CONTRIBUTION
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
LAST 10 FISCAL YEARS
(IN THOUSANDS)

Required Supplementary Information

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Statutorily required contribution	\$ 3,922	\$ 3,947	\$ 3,823	\$ 3,649	\$ 3,632	\$ 3,696	\$ 3,626	\$ 3,513	\$ 3,727	\$ 3,969
Contributions in relation to the statutorily required contribution	\$ (3,922)	\$ (3,947)	\$ (3,823)	\$ (3,649)	\$ (3,632)	\$ (3,696)	\$ (3,626)	\$ (3,513)	\$ (3,727)	\$ (3,969)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 17,067	\$ 16,513	\$ 14,603	\$ 14,418	\$ 14,879	\$ 14,203	\$ 14,118	\$ 13,552	\$ 13,423	\$ 13,052
Contributions as a percentage of covered payroll	22.98%	23.90%	26.18%	25.31%	24.41%	26.02%	25.68%	25.92%	27.77%	30.41%

CITY OF DUBUQUE, IOWA

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION -- PENSION LIABILITY MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA YEAR ENDED JUNE 30, 2024

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions

The 2022, 2021, 2020, and 2019 valuations did not include any changes of assumptions.

The 2018 valuation changed postretirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

**CITY OF DUBUQUE, IOWA
SCHEDULE OF CHANGES IN
TOTAL OPEB LIABILITY, RELATED RATIOS AND NOTES
LAST SEVEN FISCAL YEARS**

	2024	2023	2022	2021	2020	2019	2018
Service Cost	\$ 182,568	\$ 214,747	\$ 306,094	\$ 303,146	\$ 288,187	\$ 296,597	\$ 277,469
Interest Cost	235,146	230,459	134,580	152,598	165,496	172,576	172,219
Changes in assumptions	(1,254,513)	(18,042)	(887,322)	254,038	(19,982)	85,951	138,371
Changes in experience	(296,783)	-	281,561	13	(242,263)	-	-
Other Changes	(17,912)	(5,704)	42,042	(11,228)	(49,950)	2,582	58,589
Benefit payments	(325,967)	(374,762)	(360,953)	(269,461)	(380,158)	(452,573)	(474,856)
Net change in total OPEB Liability	(1,477,461)	46,698	(483,998)	429,106	(238,670)	105,133	171,792
Total OPEB liability beginning of year	5,874,502	5,827,804	6,311,802	5,882,696	6,121,366	6,016,233	5,844,441
Total OPEB liability end of year	<u>\$ 4,397,041</u>	<u>\$ 5,874,502</u>	<u>\$ 5,827,804</u>	<u>\$ 6,311,802</u>	<u>\$ 5,882,696</u>	<u>\$ 6,121,366</u>	<u>\$ 6,016,233</u>
Covered-employee payroll	\$ 44,625,352	\$ 37,635,156	\$ 42,133,307	\$ 41,593,187	\$ 34,543,167	\$ 39,626,000	\$ 39,782,000
Total OPEB liability as a percentage of covered-employee payroll	9.85%	15.61%	13.83%	15.18%	17.03%	15.45%	15.12%

Notes to Schedule of Changes in the Total OPEB Liability and Related Ratios

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes in benefit terms:

There were no significant changes in benefit terms.

Change in assumptions:

Changes in assumptions and other inputs reflect the effects of changes in the discount rate, health care trend rates and other changes. In Fiscal Year 2022, mortality assumption was adjusted to include mortality improvement scale MP-2020 and the withdrawal assumption was change from Table T-2 from the Pension Actuary's Handbook to Table T-3.

Note: GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a 10-year trend is completed, the City will present information for those years for which information is available.

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NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Road Use Tax Fund – This fund is used to account for state revenues allocated to the City for maintenance and improvement of City streets.

Section VIII Housing Fund – This fund is used to account for the operations of federal Section VIII existing, voucher, and moderate rehabilitation projects.

Employee Benefits Fund – This fund is used to account for pension and related employee benefit costs for those employees paid wages from the General Fund.

Special Assessments Fund – This fund is used to account for the financing of public improvements that are deemed to benefit primarily the properties against which special assessments are levied and to accumulate monies for the payment of principal and interest on the outstanding long-term debt service.

Cable TV Fund – This fund is used to account for the monies and related costs as set forth in the cable franchise agreement between the City of Dubuque and the cable franchisee.

Library Expendable Gifts Trust – This fund is used to account for contributions given to the library to be spent for specific purposes.

IFA Housing Trust – This fund is used to account for funds received under the Iowa Finance Authority State Housing Trust Fund Program.

Police Expendable Gifts Fund – This fund is used to account for contributions given to the police department to be spent for specific purposes.

Veteran's Memorial - This fund is used to account for contributions given to the Veteran's Memorial for specific purposes and for maintenance.

Construction Escrow Fund – This fund is used to account for developer contributions towards public improvements and ensure the funds are securely set aside and properly allocated for their intended purposes.

NONMAJOR GOVERNMENTAL FUNDS

CAPITAL PROJECTS FUNDS

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Airport Construction Fund – This fund is used to account for the resources and costs related to airport capital improvements.

Sales Tax Construction Fund – This fund is used to account for the resources and costs related to capital improvements financed through the local option sales tax.

General Construction Fund – This fund is used to account for the resources and costs related to general capital improvements.

Street Construction Fund – This fund is used to account for the resources and costs related to street capital improvements.

PERMANENT FUNDS

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the reporting City's programs.

Ella Lyons Peony Trail Trust Fund – This fund is used for dividends and maintenance cost related to the City Peony Trail, per trust agreement.

Library Gifts Trust Fund – This fund is used to account for testamentary gifts to the City library.

CITY OF DUBUQUE, IOWA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2024

Special Revenue Funds				
	Road Use Tax	Section VIII Housing	Employee Benefits	Special Assessments
ASSETS				
Cash and investments	\$ 7,880,661	\$ 504,271	\$ 40,078	\$ 600
Receivables				
Property tax	-	-	-	-
Delinquent	-	-	16,494	-
Succeeding year	-	-	1,995,236	-
Accounts and other	21,301	-	-	-
Special assessments	-	-	-	623,620
Accrued interest	-	10,619	-	7
Notes	-	-	-	-
Intergovernmental	688,416	-	-	-
Inventories	529,073	-	-	-
Prepaid items	28,810	348	-	-
Restricted cash and investments	-	499,002	-	-
Total Assets	<u>9,148,261</u>	<u>1,014,240</u>	<u>2,051,808</u>	<u>624,227</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	673,206	34,068	1,559	-
Accrued payroll	53,461	15,993	-	-
Due to other funds	-	-	-	-
Total Liabilities	<u>726,667</u>	<u>50,061</u>	<u>1,559</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues				
Succeeding year property tax	-	-	1,995,236	-
Special assessments	-	-	-	581,827
Grants	-	-	-	-
Other	-	-	3,007	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>1,998,243</u>	<u>581,827</u>
FUND BALANCES				
Nonspendable:				
Endowment corpus	-	-	-	-
Inventory	529,073	-	-	-
Prepaid items	28,810	348	-	-
Restricted:				
Endowments	-	-	-	-
Library	-	-	-	-
Police	-	-	-	-
Veterans	-	-	-	-
Capital improvements	7,863,711	-	-	-
Franchise agreement	-	-	-	-
Special assessments	-	-	-	42,400
Iowa Finance Authority Trust	-	-	-	-
Community programs	-	963,831	-	-
Employee benefits	-	-	52,006	-
Committed, capital improvements	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	<u>8,421,594</u>	<u>964,179</u>	<u>52,006</u>	<u>42,400</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 9,148,261</u>	<u>\$ 1,014,240</u>	<u>\$ 2,051,808</u>	<u>\$ 624,227</u>

EXHIBIT A-1

Special Revenue Funds						Capital Projects Funds	
Cable TV	Library Expendable Gifts Trust	Police Expendable Gifts Trust	Veteran's Memorial	IFA Housing Trust	Construction Escrow Fund	Airport Construction	General Construction
\$ 319,144	\$ 1,101,507	\$ 8,872	\$ 212,208	\$ 791,576	\$ 400,189	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
96,412	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
6,288	13,068	105	-	-	-	3,355	1,990
-	-	-	-	1,187,266	-	-	21,852
-	-	-	-	70,381	-	2,499,281	77,947
-	-	-	-	-	-	-	251,813
27,835	-	-	-	-	-	-	935
-	-	-	-	-	-	1,283,256	3,986,982
<u>449,679</u>	<u>1,114,575</u>	<u>8,977</u>	<u>212,208</u>	<u>2,049,223</u>	<u>400,189</u>	<u>3,785,892</u>	<u>4,341,519</u>
3,147	1,191	-	-	592	-	2,743,871	625,663
7,848	-	-	-	53	-	-	3,260
-	-	-	-	-	-	3,118,389	1,936,155
<u>10,995</u>	<u>1,191</u>	<u>-</u>	<u>-</u>	<u>645</u>	<u>-</u>	<u>5,862,260</u>	<u>2,565,078</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	578,078	77,947
-	-	-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>578,078</u>	<u>77,947</u>
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	251,813
27,835	-	-	-	-	-	-	935
-	-	-	-	-	-	-	-
-	1,113,384	-	-	-	-	-	-
-	-	8,977	-	-	-	-	-
-	-	-	212,208	-	-	-	-
-	-	-	-	-	400,189	-	1,445,746
410,849	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	2,048,578	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	(2,654,446)	-
<u>438,684</u>	<u>1,113,384</u>	<u>8,977</u>	<u>212,208</u>	<u>2,048,578</u>	<u>400,189</u>	<u>(2,654,446)</u>	<u>1,698,494</u>
<u>449,679</u>	<u>1,114,575</u>	<u>8,977</u>	<u>212,208</u>	<u>\$ 2,049,223</u>	<u>\$ 400,189</u>	<u>3,785,892</u>	<u>4,341,519</u>

**CITY OF DUBUQUE, IOWA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2024**

**EXHIBIT A-1
(continued)**

	Capital Projects Funds		Permanent Funds		Total Nonmajor Governmental Funds
	Sales Tax Construction	Street Construction	Ella Lyons Peony Trail Trust	Library Gifts Trust	
ASSETS					
Cash and investments	\$ 1,225,975	\$ 7,203,563	\$ -	\$ -	\$ 19,688,644
Receivables					
Property tax					
Delinquent	-	-	-	-	16,494
Succeeding year	-	-	-	-	1,995,236
Accounts and other	-	-	-	-	117,713
Special assessments	-	-	-	-	623,620
Accrued interest	-	85,462	935	225	122,054
Notes	-	-	-	-	1,209,118
Intergovernmental	303,439	1,402,422	-	-	5,041,886
Inventories	-	-	-	-	780,886
Prepaid items	-	-	-	-	57,928
Restricted cash and investments	3,815,675	-	148,961	18,928	9,752,804
Total Assets	<u>5,345,089</u>	<u>8,691,447</u>	<u>149,896</u>	<u>19,153</u>	<u>39,406,383</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable	326,441	730,940	-	-	5,140,678
Accrued payroll	388	9,466	-	-	90,469
Due to other funds	-	-	-	-	5,054,544
Total Liabilities	<u>326,829</u>	<u>740,406</u>	<u>-</u>	<u>-</u>	<u>10,285,691</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenues					
Succeeding year property tax	-	-	-	-	1,995,236
Special assessments	-	-	-	-	581,827
Grants	73,673	703,307	-	-	1,433,005
Other	-	-	-	-	3,007
Total Deferred Inflows of Resources	<u>73,673</u>	<u>703,307</u>	<u>-</u>	<u>-</u>	<u>4,013,075</u>
FUND BALANCES					
Nonspendable:					
Endowment corpus	-	-	57,412	12,000	69,412
Inventory	-	-	-	-	780,886
Prepaid items	-	-	-	-	57,928
Restricted:					
Endowments	-	-	92,484	7,153	99,637
Library	-	-	-	-	1,113,384
Police	-	-	-	-	8,977
Veterans	-	-	-	-	212,208
Capital improvements	2,078,909	5,999,625	-	-	17,788,180
Franchise agreement	-	-	-	-	410,849
Special assessments	-	-	-	-	42,400
Iowa Finance Authority Trust	-	-	-	-	2,048,578
Community programs	-	-	-	-	963,831
Employee benefits	-	-	-	-	52,006
Committed, capital improvements	2,865,678	1,248,109	-	-	4,113,787
Unassigned	-	-	-	-	(2,654,446)
Total Fund Balances	<u>4,944,587</u>	<u>7,247,734</u>	<u>149,896</u>	<u>19,153</u>	<u>25,107,617</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 5,345,089</u>	<u>\$ 8,691,447</u>	<u>\$ 149,896</u>	<u>\$ 19,153</u>	<u>\$ 39,406,383</u>

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Special Revenue Funds			
	Road Use Tax	Section VIII Housing	Employee Benefits	Special Assessments
REVENUES				
Taxes	\$ -	\$ -	\$ 2,600,073	\$ -
Licenses and permits	-	-	-	-
Special assessments	-	-	-	113,078
Intergovernmental	8,445,969	7,547,643	-	-
Charges for services	-	-	-	-
Fines and forfeits	-	7,796	-	-
Investment earnings	-	(2,794)	-	3,336
Contributions	20,623	-	-	-
Miscellaneous	186,944	81,277	-	-
Total Revenues	8,653,536	7,633,922	2,600,073	116,414
EXPENDITURES				
Governmental activities				
Current				
Public safety	-	-	-	-
Public works	7,618,800	-	-	-
Culture and recreation	-	-	-	-
Community and economic development	-	7,685,344	-	-
General government	17,102	-	1,106	-
Debt service				
Principal	-	31,518	-	-
Interest and fiscal charges	-	1,232	-	-
Capital projects	577,674	12,167	-	-
Total Expenditures	8,213,576	7,730,261	1,106	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	439,960	(96,339)	2,598,967	116,414
OTHER FINANCING SOURCES (USES)				
Issuance of debt	-	-	-	-
Transfers in	19,291	241,775	-	-
Transfers out	(631,841)	-	(2,565,939)	(86,782)
Insurance recovery	-	-	-	-
Sale of capital assets	12,656	-	-	-
Total Other Financing Sources (Uses)	(599,894)	241,775	(2,565,939)	(86,782)
NET CHANGE IN FUND BALANCES	(159,934)	145,436	33,028	29,632
FUND BALANCES, BEGINNING	8,581,528	818,743	18,978	12,768
FUND BALANCES, ENDING	\$ 8,421,594	\$ 964,179	\$ 52,006	\$ 42,400

Special Revenue Funds						Capital Projects Funds	
Cable TV	Library Expendable Gifts Trust	Police Expendable Gifts Trust	Veteran's Memorial	IFA Housing Trust	Construction Escrow Fund	Airport Construction	General Construction
\$ 433,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	128,531	-	4,338,556	25,033
-	20,776	-	-	-	-	81,040	-
-	-	-	-	-	-	-	-
8,127	21,891	167	7,084	-	189	20,960	62,143
-	-	-	16,300	-	400,000	-	25,000
56	56,296	-	-	2,986	-	-	72,541
441,918	98,963	167	23,384	131,517	400,189	4,440,556	184,717
-	-	75	-	-	-	-	-
-	-	-	-	-	-	206	162,264
-	114,816	-	12,464	-	-	-	38,976
-	-	-	-	-	-	-	543,184
615,855	-	-	-	-	-	-	13,923
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	1,110	-	7,212,644	3,067,748
615,855	114,816	75	12,464	1,110	-	7,212,850	3,826,095
(173,937)	(15,853)	92	10,920	130,407	400,189	(2,772,294)	(3,641,378)
-	-	-	-	-	-	-	1,080,366
-	-	-	-	53,168	-	84,870	2,666,171
-	-	-	-	-	-	(176,910)	(200,655)
-	-	-	-	-	-	-	-
3,944	-	-	-	-	-	-	-
3,944	-	-	-	53,168	-	(92,040)	3,545,882
(169,993)	(15,853)	92	10,920	183,575	400,189	(2,864,334)	(95,496)
608,677	1,129,237	8,885	201,288	1,865,003	-	209,888	1,793,990
\$ 438,684	\$ 1,113,384	\$ 8,977	\$ 212,208	\$ 2,048,578	\$ 400,189	\$ (2,654,446)	\$ 1,698,494

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Capital Projects Funds		Permanent Funds		Total
	Sales Tax Construction	Street Construction	Ella Lyons Peony Trail Trust	Library Gifts Trust	Nonmajor Governmental Funds
REVENUES					
Taxes	\$ 2,488,132	\$ 3,732,198	\$ -	\$ -	\$ 9,254,138
Special assessments	-	-	-	-	113,078
Intergovernmental	-	1,334,141	-	-	21,819,873
Charges for services	-	27,571	-	-	129,387
Fines and forfeits	-	-	-	-	7,796
Investment earnings	181,687	137,337	7,405	375	447,907
Contributions	217,500	-	-	-	679,423
Miscellaneous	-	83,038	-	-	483,138
Total Revenues	2,887,319	5,314,285	7,405	375	32,934,740
EXPENDITURES					
Governmental activities					
Current					
Public safety	724	-	-	-	799
Public works	8,591	676,267	-	-	8,466,128
Culture and recreation	31,724	-	-	275	198,255
Community and economic development	-	-	-	-	8,228,528
General government	238	-	-	-	648,224
Debt service					
Principal	-	-	-	-	31,518
Interest and fiscal charges	-	-	-	-	1,232
Capital projects	5,114,171	6,012,641	-	-	21,998,155
Total Expenditures	5,155,448	6,688,908	-	275	39,572,839
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,268,129)	(1,374,623)	7,405	100	(6,638,099)
OTHER FINANCING SOURCES (USES)					
Issuance of debt	5,009,634	-	-	-	6,090,000
Transfers in	520,414	168,515	-	-	3,754,204
Transfers out	(1,491,286)	(226,033)	-	-	(5,379,446)
Insurance recovery	-	1,977	-	-	1,977
Sale of capital assets	-	4,303	-	-	20,903
Total Other Financing Sources (Uses)	4,038,762	(51,238)	-	-	4,487,638
NET CHANGE IN FUND BALANCES	1,770,633	(1,425,861)	7,405	100	(2,150,461)
FUND BALANCES, BEGINNING	3,173,954	8,673,595	142,491	19,053	27,258,078
FUND BALANCES, ENDING	\$ 4,944,587	\$ 7,247,734	\$ 149,896	\$ 19,153	\$ 25,107,617

NONMAJOR ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises -- where the intent of the City Council is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the City Council has decided that periodic determination of net income is appropriate for accountability purposes.

Refuse Collection Fund – This fund is used to account for the operations of the City's refuse collection services.

Transit System Fund – This fund is used to account for the operations of the City's bus and other transit services.

Salt Fund – This fund is used to account for the operations of the City's salt distribution.

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
JUNE 30, 2024

EXHIBIT B-1

	Refuse Collection	Transit System	Salt	Total Nonmajor Enterprise Funds
ASSETS				
CURRENT ASSETS				
Cash and investments	\$ 470,958	\$ 5,340,960	\$ 67,538	\$ 5,879,456
Receivables				
Accounts	660,150	10,265	14,766	685,181
Accrued interest	11,303	77,852	801	89,956
Intergovernmental	-	1,914,068	-	1,914,068
Prepaid items	21,339	17,343	-	38,682
Total Current Assets	<u>1,163,750</u>	<u>7,360,488</u>	<u>83,105</u>	<u>8,607,343</u>
NONCURRENT ASSETS				
Restricted cash and investments	-	227,514	-	227,514
Capital assets				
Land	-	36,000	-	36,000
Buildings	-	11,703,490	175,458	11,878,948
Improvements to other than buildings	-	796,092	686,312	1,482,404
Machinery and equipment	2,962,580	8,739,523	36,342	11,738,445
Subscription assets	-	21,549	-	21,549
Accumulated depreciation and amortization	(2,433,570)	(6,239,090)	(288,136)	(8,960,796)
Net Capital Assets	<u>529,010</u>	<u>15,057,564</u>	<u>609,976</u>	<u>16,196,550</u>
Total Noncurrent Assets	<u>529,010</u>	<u>15,285,078</u>	<u>609,976</u>	<u>16,424,064</u>
Total Assets	<u>1,692,760</u>	<u>22,645,566</u>	<u>693,081</u>	<u>25,031,407</u>
DEFERRED OUTFLOWS OF RESOURCES				
Pension related deferred outflows	331,126	426,127	-	757,253
OPEB related deferred outflows	35,642	64,220	-	99,862
Total Deferred Outflows of Resources	<u>366,768</u>	<u>490,347</u>	<u>-</u>	<u>857,115</u>
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	452,665	13,801	-	466,466
Accrued payroll	42,008	52,269	-	94,277
General obligation bonds payable	6,600	46,526	-	53,126
Accrued compensated absences	5,847	-	-	5,847
Total OPEB liability	11,409	12,984	-	24,393
Accrued interest payable	1,227	1,799	-	3,026
Total Current Liabilities	<u>519,756</u>	<u>127,379</u>	<u>-</u>	<u>647,135</u>
NONCURRENT LIABILITIES				
General obligation bonds payable	35,935	909,082	-	945,017
Accrued compensated absences	178,651	89,738	-	268,389
Net pension liability	719,811	946,359	-	1,666,170
Total OPEB liability	142,487	162,165	-	304,652
Total Noncurrent Liabilities	<u>1,076,884</u>	<u>2,107,344</u>	<u>-</u>	<u>3,184,228</u>
Total Liabilities	<u>1,596,640</u>	<u>2,234,723</u>	<u>-</u>	<u>3,831,363</u>
DEFERRED INFLOWS OF RESOURCES				
Pension related deferred inflows	40,938	33,273	-	74,211
OPEB related deferred inflows	112,876	92,562	-	205,438
Total Deferred Inflows of Resources	<u>153,814</u>	<u>125,835</u>	<u>-</u>	<u>279,649</u>
NET POSITION				
Net investment in capital assets	486,475	14,329,470	609,976	15,425,921
Unrestricted	(177,401)	6,445,885	83,105	6,351,589
Total Net Position	<u>\$ 309,074</u>	<u>\$ 20,775,355</u>	<u>\$ 693,081</u>	<u>\$ 21,777,510</u>

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

EXHIBIT B-2

	Refuse Collection	Transit System	Salt	Total Nonmajor Enterprise Funds
OPERATING REVENUES				
Charges for sales and services	\$ 4,890,101	\$ 455,527	\$ 181,237	\$ 5,526,865
Other	1,632	67,129	-	68,761
Total Operating Revenues	4,891,733	522,656	181,237	5,595,626
OPERATING EXPENSES				
Employee expense	3,527,186	2,675,619	-	6,202,805
Utilities	23,512	98,583	-	122,095
Repairs and maintenance	397,105	815,508	17,287	1,229,900
Supplies and services	1,915,061	522,622	154,789	2,592,472
Insurance	34,350	114,752	-	149,102
Depreciation	218,831	817,056	27,639	1,063,526
Total Operating Expenses	6,116,045	5,044,140	199,715	11,359,900
OPERATING INCOME (LOSS)	(1,224,312)	(4,521,484)	(18,478)	(5,764,274)
NONOPERATING REVENUES (EXPENSES)				
Intergovernmental	19,350	2,421,123	-	2,440,473
Investment earnings	69,207	(67,776)	1,540	2,971
Contributions	-	-	-	-
Interest expense	(1,027)	(12,091)	-	(13,118)
Gain on disposal of assets	-	-	-	-
Net Nonoperating Revenues (Expenses)	87,530	2,341,256	1,540	2,430,326
INCOME (LOSS) BEFORE TRANSFERS	(1,136,782)	(2,180,228)	(16,938)	(3,333,948)
CAPITAL CONTRIBUTIONS	-	-	-	-
TRANSFERS IN	1,021,052	1,751,838	-	2,772,890
TRANSFERS OUT	-	-	-	-
CHANGE IN NET POSITION	(115,730)	(428,390)	(16,938)	(561,058)
NET POSITION, BEGINNING	424,804	21,203,745	710,019	22,338,568
NET POSITION, ENDING	\$ 309,074	\$ 20,775,355	\$ 693,081	\$ 21,777,510

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Refuse Collection	Transit System	Salt	Total Nonmajor Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	\$ 4,728,876	\$ 462,808	\$ 170,285	\$ 5,361,969
Cash payments to suppliers for goods and services	(2,014,906)	(1,606,241)	(172,076)	(3,793,223)
Cash payments to employees for services	(3,643,975)	(2,713,513)	-	(6,357,488)
Other operating receipts	1,632	67,129	-	68,761
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	(928,373)	(3,789,817)	(1,791)	(4,719,981)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers from other funds	1,021,052	1,751,838	-	2,772,890
Intergovernmental grant proceeds	19,350	2,400,618	-	2,419,968
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	1,040,402	4,152,456	-	5,192,858
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Principal Paid	(6,396)	(58,047)	-	(64,443)
Interest paid	(1,447)	(12,754)	-	(14,201)
NET CASH PROVIDED BY (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	(7,843)	(70,801)	-	(78,644)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	66,103	(109,966)	1,210	(42,653)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	170,289	181,872	(581)	351,580
CASH AND CASH EQUIVALENTS, BEGINNING	300,669	5,386,602	68,119	5,755,390
CASH AND CASH EQUIVALENTS, ENDING	\$ 470,958	\$ 5,568,474	\$ 67,538	\$ 6,106,970

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

EXHIBIT B-3

	Business-type Activities - Enterprise Funds			Total Nonmajor Enterprise Funds
	Refuse Collection	Transit	Salt	
RECONCILIATION OF OPERATING (LOSS) INCOME TO NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES				
Operating (loss) income	\$ (1,224,312)	\$ (4,521,484)	\$ (18,478)	\$ (5,764,274)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities				
Depreciation	218,831	817,056	27,639	1,063,526
Change in assets and liabilities				
(Increase) decrease in receivables	(161,225)	7,281	(10,952)	(164,896)
Decrease in inventories and prepaid items	5,066	18,376	-	23,442
Increase (decrease) in accounts payable	350,056	(73,152)	-	276,904
Increase (decrease) in accrued liabilities	(34,408)	46,793	-	12,385
Increase in net pension liability	138,805	171,684	-	310,489
(Increase) in deferred outflows - pension related	(131,519)	(155,298)	-	(286,817)
Decrease in deferred outflows - OPEB related	6,620	2,459	-	9,079
(Decrease) in deferred inflows - pension related	(84,468)	(103,112)	-	(187,580)
Increase in deferred inflows - OPEB related	62,703	52,851	-	115,554
(Decrease) in total OPEB liability	(74,522)	(53,271)	-	(127,793)
Total Adjustments	295,939	731,667	16,687	1,044,293
NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES	\$ (928,373)	\$ (3,789,817)	\$ (1,791)	\$ (4,719,981)
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES				
Amortization of bond discount (premium)	\$ 212	\$ 577	\$ -	\$ 789

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the government and to other government units, on a cost-reimbursement basis.

General Service Fund - This fund is used to account for engineering, street, and general services supplied to other departments.

Garage Service Fund - This fund is used to account for maintenance and repair services for the City's automotive equipment.

Stores/Printing Fund - This fund is used to account for printing, supplies, and other services provided to other departments.

Health Insurance Reserve Fund - This fund is used to account for health insurance costs.

Workers' Compensation Reserve Fund - This fund is used to account for workers' compensation costs.

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2024

	General Service	Garage Service	Stores/ Printing
ASSETS			
CURRENT ASSETS			
Cash and investments	\$ 301,392	\$ -	\$ -
Receivables			
Accounts	-	328	3,384
Intergovernmental	-	-	-
Accrued interest	-	-	-
Inventories	-	189,557	26,618
Prepaid expenses	-	3,514	-
Total Current Assets	<u>301,392</u>	<u>193,399</u>	<u>30,002</u>
NONCURRENT ASSETS			
Capital assets			
Machinery and equipment	-	361,329	-
Accumulated depreciation and amortization	-	(325,595)	-
Net Capital Assets	<u>-</u>	<u>35,734</u>	<u>-</u>
Total Assets	<u>301,392</u>	<u>229,133</u>	<u>30,002</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pension related deferred outflows	-	171,381	-
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	-	362,288	-
Accrued payroll	12,124	21,585	-
Due to other funds	-	133,898	30,575
Total Current Liabilities	<u>12,124</u>	<u>517,771</u>	<u>30,575</u>
NONCURRENT LIABILITIES			
Net pension liability	-	408,108	-
Total Liabilities	<u>12,124</u>	<u>925,879</u>	<u>30,575</u>
DEFERRED INFLOWS OF RESOURCES			
Pension related deferred inflows	496,577	13,290	-
NET POSITION (DEFICIT)			
Net investment in capital assets	-	35,734	-
Unrestricted	(207,309)	(574,389)	(573)
Total Net Position (Deficit)	<u>\$ (207,309)</u>	<u>\$ (538,655)</u>	<u>\$ (573)</u>

EXHIBIT C-1

Health Insurance Reserve	Workers' Compensation Reserve	Total
\$ 6,709,398	\$ 1,087,856	\$ 8,098,646
713,142	-	716,854
-	-	-
79,599	12,906	92,505
-	-	216,175
1,549	-	5,063
<u>7,503,688</u>	<u>1,100,762</u>	<u>9,129,243</u>
-	-	361,329
<u>-</u>	<u>-</u>	<u>(325,595)</u>
<u>-</u>	<u>-</u>	<u>35,734</u>
<u>7,503,688</u>	<u>1,100,762</u>	<u>9,164,977</u>
<u>-</u>	<u>-</u>	<u>171,381</u>
1,622,012	1,040,490	3,024,790
-	-	33,709
-	-	164,473
<u>1,622,012</u>	<u>1,040,490</u>	<u>3,222,972</u>
<u>-</u>	<u>-</u>	<u>408,108</u>
<u>1,622,012</u>	<u>1,040,490</u>	<u>3,631,080</u>
<u>-</u>	<u>-</u>	<u>509,867</u>
-	-	35,734
<u>5,881,676</u>	<u>60,272</u>	<u>5,159,677</u>
<u>\$ 5,881,676</u>	<u>\$ 60,272</u>	<u>\$ 5,195,411</u>

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (DEFICITS)
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	General Service	Garage Service	Stores/ Printing
OPERATING REVENUES			
Charges for sales and services	\$ -	\$ 3,251,392	\$ 12,789
Other	-	87,042	-
Total Operating Revenues	-	3,338,434	12,789
OPERATING EXPENSES			
Employee expense	104,361	1,125,226	-
Utilities	-	38,354	7,262
Repairs and maintenance	-	139,072	-
Supplies and services	-	2,786,818	23,906
Insurance	-	7,857	-
Depreciation	-	15,259	-
Total Operating Expenses	104,361	4,112,586	31,168
OPERATING INCOME (LOSS)	(104,361)	(774,152)	(18,379)
NONOPERATING REVENUES (EXPENSES)			
Investment earnings	-	-	-
Gain on disposal of assets	-	3,750	-
Net Nonoperating Revenues (Expenses)	-	3,750	-
INCOME (LOSS) BEFORE TRANSFERS	(104,361)	(770,402)	(18,379)
TRANSFERS IN	-	-	-
CHANGE IN NET POSITION	(104,361)	(770,402)	(18,379)
NET POSITION (DEFICIT), BEGINNING	(102,948)	231,747	17,806
NET POSITION (DEFICIT), ENDING	<u>\$ (207,309)</u>	<u>\$ (538,655)</u>	<u>\$ (573)</u>

EXHIBIT C-2

Health Insurance Reserve	Workers' Compensation Reserve	Total
\$ 12,074,675	\$ 729,479	\$ 16,068,335
-	1,555	88,597
<u>12,074,675</u>	<u>731,034</u>	<u>16,156,932</u>
-	-	1,229,587
-	-	45,616
-	-	139,072
12,081,415	-	14,892,139
-	1,721,594	1,729,451
-	-	15,259
<u>12,081,415</u>	<u>1,721,594</u>	<u>18,051,124</u>
(6,740)	(990,560)	(1,894,192)
114,557	14,944	129,501
-	-	3,750
<u>114,557</u>	<u>14,944</u>	<u>133,251</u>
<u>107,817</u>	<u>(975,616)</u>	<u>(1,760,941)</u>
-	-	-
107,817	(975,616)	(1,760,941)
5,773,859	1,035,888	6,956,352
<u>\$ 5,881,676</u>	<u>\$ 60,272</u>	<u>\$ 5,195,411</u>

CITY OF DUBUQUE, IOWA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	General Service	Garage Service	Stores/ Printing
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ -	\$ 3,287,070	\$ 9,405
Cash payments to suppliers for goods and services	-	(2,819,769)	(46,851)
Cash payments to employees for services	(125,557)	(1,173,001)	-
Other operating receipts	-	87,042	-
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	(125,557)	(618,658)	(37,446)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Proceeds from interfund balances	-	133,898	30,575
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Proceeds from sale of capital assets	-	3,750	-
NET CASH PROVIDED BY (USED FOR) CAPITAL AND RELATED FINANCING ACTIVITIES	-	3,750	-
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	-	-	-
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(125,557)	(481,010)	(6,871)
CASH AND CASH EQUIVALENTS, BEGINNING	426,949	481,010	6,871
CASH AND CASH EQUIVALENTS, ENDING	\$ 301,392	\$ -	\$ -
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES			
Operating loss	(104,361)	(774,152)	(18,379)
Adjustments to reconcile operating income to net cash provided by (used for) operating activities			
Depreciation	-	15,259	-
Change in assets and liabilities			
Decrease (increase) in receivables	-	35,678	(3,384)
(Increase) decrease in inventories and prepaid items	-	(116,577)	(15,683)
Increase in accounts payable	-	268,909	-
Increase in net pension liability	-	72,415	-
Decrease (increase) in deferred outflows - pension related	119,676	(72,528)	-
(Decrease) in deferred inflows - pension related	(152,329)	(44,499)	-
Increase (decrease) in accrued liabilities	11,457	(3,163)	-
Total Adjustments	(21,196)	155,494	(19,067)
NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	\$ (125,557)	\$ (618,658)	\$ (37,446)

EXHIBIT C-3

Health Insurance Reserve	Workers' Compensation Reserve	Total
\$ 11,552,473	\$ 739,533	\$ 15,588,481
(10,931,066)	(1,109,753)	(14,907,439)
-	-	(1,298,558)
-	1,555	88,597
621,407	(368,665)	(528,919)
-	-	164,473
-	-	3,750
-	-	3,750
76,511	2,038	78,549
697,918	(366,627)	(282,147)
6,011,480	1,454,483	8,380,793
\$ 6,709,398	\$ 1,087,856	\$ 8,098,646
(6,740)	(990,560)	(1,894,192)
-	-	15,259
(522,202)	10,054	(479,854)
(46)	182,700	50,394
1,150,395	429,141	1,848,445
-	-	72,415
-	-	47,148
-	-	(196,828)
-	-	8,294
628,147	621,895	1,365,273
\$ 621,407	\$ (368,665)	\$ (528,919)

Statistical Section (Unaudited)
June 30, 2024
City of Dubuque, Iowa

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CITY OF DUBUQUE, IOWA

STATISTICAL SECTION

This statistical section of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	156
Revenue Capacity	
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	166
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	170
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	181
Operating Information	
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	184

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF DUBUQUE, IOWA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

					Fiscal -
	2015	2016	2017	2018	2019
Governmental activities					
Net investment in capital assets	\$ 348,173,267	\$ 369,244,904	\$ 375,578,520	\$ 379,040,697	\$ 385,005,220
Restricted	22,047,405	21,473,309	23,955,112	27,269,997	28,321,603
Unrestricted	(49,579,334)	(47,166,839)	(43,921,629)	(41,853,174)	(36,682,314)
Total governmental activities net position	\$ <u>320,641,338</u>	\$ <u>343,551,374</u>	\$ <u>355,612,003</u>	\$ <u>364,457,520</u>	\$ <u>376,644,509</u>
Business-type activities					
Net investment in capital assets	\$ 148,487,126	\$ 161,326,743	\$ 164,448,390	\$ 168,205,523	\$ 179,561,228
Restricted	7,796,668	4,254,907	3,796,752	3,053,616	3,131,716
Unrestricted	(4,568,933)	(7,339,071)	3,876,760	10,696,792	12,617,567
Total business-type activities net position	\$ <u>151,714,861</u>	\$ <u>158,242,579</u>	\$ <u>172,121,902</u>	\$ <u>181,955,931</u>	\$ <u>195,310,511</u>
Primary government					
Net investment in capital assets	\$ 496,660,393	\$ 530,571,647	\$ 540,026,910	\$ 547,246,220	\$ 564,566,448
Restricted	29,844,073	25,728,216	27,751,864	30,323,613	31,453,319
Unrestricted	(54,148,267)	(54,505,910)	(40,044,869)	(31,156,382)	(24,064,747)
Total primary government net positions	\$ <u>472,356,199</u>	\$ <u>501,793,953</u>	\$ <u>527,733,905</u>	\$ <u>546,413,451</u>	\$ <u>571,955,020</u>

TABLE 1

Year				
2020	2021	2022	2023	2024
\$ 387,344,725	\$ 387,768,367	\$ 386,739,779	\$ 400,952,682	\$ 405,878,371
26,501,434	34,083,157	35,584,078	47,002,287	37,049,245
<u>(35,985,750)</u>	<u>(30,327,770)</u>	<u>(12,530,829)</u>	<u>(11,293,269)</u>	<u>(4,716,305)</u>
<u>\$ 377,860,409</u>	<u>\$ 391,523,754</u>	<u>\$ 409,793,028</u>	<u>\$ 436,661,700</u>	<u>\$ 438,211,311</u>
\$ 191,757,112	\$ 207,159,931	\$ 219,652,664	\$ 231,850,352	\$ 240,084,787
3,187,364	2,942,894	3,124,213	2,828,344	3,190,479
<u>17,437,890</u>	<u>27,491,072</u>	<u>32,915,285</u>	<u>37,930,508</u>	<u>43,231,811</u>
<u>\$ 212,382,366</u>	<u>\$ 237,593,897</u>	<u>\$ 255,692,162</u>	<u>\$ 272,609,204</u>	<u>\$ 286,507,077</u>
\$ 579,101,837	\$ 594,928,298	\$ 606,392,443	\$ 632,803,034	\$ 645,963,158
29,688,798	37,026,051	38,708,291	49,830,631	40,239,724
<u>(18,547,860)</u>	<u>(2,836,698)</u>	<u>20,384,456</u>	<u>26,637,239</u>	<u>38,515,506</u>
<u>\$ 590,242,775</u>	<u>\$ 629,117,651</u>	<u>\$ 665,485,190</u>	<u>\$ 709,270,904</u>	<u>\$ 724,718,388</u>

**CITY OF DUBUQUE, IOWA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal -			
	2015	2016	2017	2018
Expenses				
Governmental activities:				
Public safety	\$ 25,525,937	\$ 26,851,624	\$ 30,020,343	\$ 29,482,962
Public works	19,207,837	24,323,023	19,608,137	20,393,871
Health and social services	928,968	967,936	815,251	883,217
Culture and recreation	13,002,690	12,993,331	13,653,509	14,323,710
Community and economic development	18,064,831	15,464,781	18,096,170	21,109,384
General government	6,420,173	4,101,423	8,982,668	7,573,081
Interest on long-term debt	3,903,667	2,963,134	3,467,685	3,129,502
Total governmental activities expenses	\$ 87,054,103	\$ 87,665,252	\$ 94,643,763	\$ 96,895,727
Business-type activities:				
Sewage disposal works	\$ 12,019,866	\$ 12,817,669	\$ 11,326,661	\$ 11,614,347
Water utility	7,800,393	6,483,229	6,807,217	7,109,421
Stormwater utility	4,131,562	5,021,523	6,234,015	6,159,039
Parking facilities	3,383,419	3,420,296	3,547,856	2,866,510
America's River Project	24,000	21,521	22,893	10,143
Refuse collection	3,740,404	3,968,761	4,208,268	4,244,551
Transit system	4,245,823	4,274,967	4,237,054	4,722,979
Salt	244,691	181,617	45,039	119,421
Total business-type activities expenses	35,590,158	36,189,583	36,429,003	36,846,411
Total primary government expenses	\$ 122,644,261	\$ 123,854,835	\$ 131,072,766	\$ 133,742,138
Program Revenues				
Governmental activities:				
Charges for services				
Public safety	\$ 2,532,114	\$ 2,713,065	\$ 2,930,068	\$ 2,600,751
Public works	6,092,356	5,765,075	5,681,107	6,654,101
Culture and recreation	2,547,843	2,723,270	2,767,636	2,874,493
Other activities	3,493,143	3,887,056	3,541,205	5,864,541
Operating grants and contributions	11,992,439	15,301,219	15,028,527	21,569,356
Capital grants and contributions	9,704,043	18,667,619	13,360,280	7,779,713
Total governmental activities program revenues	\$ 36,361,938	\$ 49,057,304	\$ 43,308,823	\$ 47,342,955
Business-type activities:				
Charges for services				
Sewage disposal works	\$ 10,582,662	\$ 12,158,439	\$ 12,442,584	\$ 12,659,662
Water utility	7,463,430	8,406,928	8,553,225	8,906,136
Stormwater utility	3,490,040	3,754,148	4,076,396	4,367,963
Parking facilities	3,036,214	3,247,383	3,286,947	3,034,744
America's River Project	-	1,605	4	4
Refuse collection	3,783,493	3,857,340	4,185,051	4,232,542
Transit system	397,545	463,688	459,258	465,550
Salt	232,271	81,720	86,887	96,273
Operating grants and contributions	1,866,535	1,648,077	1,700,171	1,648,403
Capital grants and contributions	10,020,715	7,607,721	14,160,820	5,705,262
Total business-type activities program revenues	40,872,905	41,227,049	48,951,343	41,116,539
Total primary government program revenues	\$ 77,234,843	\$ 90,284,353	\$ 92,260,166	\$ 88,459,494

TABLE 2

Year					
2019	2020	2021	2022	2023	2024
\$ 29,637,417	\$ 32,079,903	\$ 32,583,676	\$ 30,548,958	\$ 31,897,099	\$ 37,507,051
24,835,035	22,667,132	20,949,455	21,999,636	23,176,938	35,365,930
1,442,658	1,677,181	1,487,042	1,003,870	966,542	2,584,445
12,916,646	13,576,571	11,341,436	14,452,466	17,282,589	14,920,985
15,837,039	17,848,570	18,168,279	16,866,498	19,094,222	17,578,377
5,944,116	8,821,692	10,046,004	7,210,508	9,651,738	13,144,802
3,387,730	2,929,997	2,791,647	2,004,709	2,520,840	2,701,343
<u>\$ 94,000,641</u>	<u>\$ 99,601,046</u>	<u>\$ 97,367,539</u>	<u>\$ 94,086,645</u>	<u>\$ 104,589,968</u>	<u>\$ 123,802,933</u>
\$ 12,177,352	\$ 11,725,889	\$ 12,248,931	\$ 12,197,134	\$ 13,038,176	\$ 13,921,342
7,892,423	7,631,411	7,604,425	7,212,652	8,140,552	11,461,023
7,025,525	5,887,171	6,164,947	6,047,606	6,493,098	7,014,499
2,845,911	3,414,851	3,334,222	2,972,990	3,261,531	4,042,315
19,874	3,161	-	-	-	-
4,215,881	4,387,683	4,546,168	4,452,838	5,599,895	6,434,520
4,533,060	4,748,463	4,494,303	4,027,600	4,615,225	5,437,858
182,092	333,556	147,524	129,265	103,396	199,715
<u>38,892,118</u>	<u>38,132,185</u>	<u>38,540,520</u>	<u>37,040,085</u>	<u>41,251,873</u>	<u>48,511,272</u>
<u>\$ 132,892,759</u>	<u>\$ 137,733,231</u>	<u>\$ 135,908,059</u>	<u>\$ 131,126,730</u>	<u>\$ 145,841,841</u>	<u>\$ 172,314,205</u>
\$ 2,535,504	\$ 2,641,633	\$ 4,942,529	\$ 5,443,744	\$ 4,966,834	\$ 4,699,492
7,327,692	6,732,825	10,937,121	9,591,742	5,707,265	5,394,819
2,459,644	2,237,000	2,876,779	3,564,782	3,233,591	2,032,625
3,815,321	5,455,952	1,753,928	4,100,714	6,049,651	7,149,929
23,198,271	14,484,320	24,436,818	19,956,589	18,825,358	22,093,055
11,048,200	15,450,271	12,266,220	4,007,842	16,280,486	13,669,481
<u>\$ 50,384,632</u>	<u>\$ 47,002,001</u>	<u>\$ 57,213,395</u>	<u>\$ 46,665,413</u>	<u>\$ 55,063,185</u>	<u>\$ 55,039,401</u>
\$ 12,479,684	\$ 12,606,632	\$ 13,070,575	\$ 13,870,390	\$ 14,835,494	\$ 15,821,420
8,959,023	9,273,720	9,608,742	10,153,939	10,802,909	11,400,670
4,714,670	5,061,855	5,177,696	5,233,932	5,611,781	6,070,523
3,066,118	2,313,344	2,007,307	2,692,362	2,202,247	2,392,056
4	-	-	-	-	-
4,351,428	4,448,317	4,424,410	4,646,568	4,801,782	4,890,101
512,385	400,576	168,493	405,194	458,919	455,527
174,784	346,753	125,189	100,763	79,163	181,237
1,917,366	2,967,619	9,894,477	2,281,855	4,349,167	2,551,379
6,215,459	6,410,594	6,691,110	7,444,056	9,279,293	11,388,577
<u>42,390,921</u>	<u>43,829,410</u>	<u>51,167,999</u>	<u>46,829,059</u>	<u>52,420,755</u>	<u>55,151,490</u>
<u>\$ 92,775,553</u>	<u>\$ 90,831,411</u>	<u>\$ 108,381,394</u>	<u>\$ 93,494,472</u>	<u>\$ 107,483,940</u>	<u>\$ 110,190,891</u>

**CITY OF DUBUQUE, IOWA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal -			
	2015	2016	2017	2018
Net (Expense)/Revenue				
Governmental activities	\$ (50,692,165)	\$ (38,607,948)	\$ (51,334,940)	\$ (49,552,772)
Business-type activities	<u>5,282,747</u>	<u>5,037,466</u>	<u>12,522,340</u>	<u>4,270,124</u>
Total primary government net expense	<u>\$ (45,409,418)</u>	<u>\$ (33,570,482)</u>	<u>\$ (38,812,600)</u>	<u>\$ (45,282,648)</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
General Revenues				
Property taxes	\$ 36,277,719	\$ 36,518,506	\$ 39,678,473	\$ 39,632,246
Local option sales tax	8,760,246	9,155,411	8,890,046	8,610,948
Hotel/motel tax	2,623,551	2,128,042	2,821,745	2,286,469
Utility franchise fees	2,828,688	4,360,107	4,558,847	4,832,958
Gaming	7,397,709	8,440,161	8,098,324	8,062,251
Unrestricted investment earnings	668,134	1,082,165	335,577	688,769
Miscellaneous	-	-	-	-
Gain on sale of capital assets	19,495	813,492	83,720	309,857
Transfers	<u>(7,288,593)</u>	<u>(979,900)</u>	<u>(1,071,163)</u>	<u>(5,423,015)</u>
Total governmental activities	<u>\$ 51,286,949</u>	<u>\$ 61,517,984</u>	<u>\$ 63,395,569</u>	<u>\$ 59,000,483</u>
Business-type activities:				
General Revenues				
Unrestricted investment earnings	\$ 185,356	\$ 407,528	\$ 231,746	\$ 268,283
Miscellaneous	-	-	-	-
Gain on sale of capital assets	6,571	102,824	54,074	4,680
Transfers	<u>7,288,593</u>	<u>979,900</u>	<u>1,071,163</u>	<u>5,423,015</u>
Total business-type activities	<u>7,480,520</u>	<u>1,490,252</u>	<u>1,356,983</u>	<u>5,695,978</u>
Total primary government	<u>\$ 58,767,469</u>	<u>\$ 63,008,236</u>	<u>\$ 64,752,552</u>	<u>\$ 64,696,461</u>
Change in Net Position				
Governmental activities	\$ 594,784	\$ 22,910,036	\$ 12,060,629	\$ 9,447,711
Business-type activities	<u>12,763,267</u>	<u>6,527,718</u>	<u>13,879,323</u>	<u>9,966,102</u>
Total primary government	<u>\$ 13,358,051</u>	<u>\$ 29,437,754</u>	<u>\$ 25,939,952</u>	<u>\$ 19,413,813</u>

TABLE 2
(continued)

Year					
2019	2020	2021	2022	2023	2024
\$ (43,616,009)	\$ (52,599,045)	\$ (40,154,144)	\$ (47,421,232)	\$ (49,526,783)	\$ (68,763,532)
<u>3,494,540</u>	<u>5,697,225</u>	<u>12,235,793</u>	<u>9,788,974</u>	<u>11,168,882</u>	<u>6,640,218</u>
<u>\$ (40,121,469)</u>	<u>\$ (46,901,820)</u>	<u>\$ (27,918,351)</u>	<u>\$ (37,632,258)</u>	<u>\$ (38,357,901)</u>	<u>\$ (62,123,314)</u>
\$ 37,973,888	\$ 38,354,691	\$ 39,524,078	\$ 39,406,493	\$ 40,211,474	\$ 40,926,636
8,940,109	9,652,332	11,328,295	12,738,941	12,154,160	12,440,662
2,113,273	2,117,506	2,036,045	2,915,854	3,071,858	2,814,271
5,072,350	4,976,472	4,920,610	6,044,713	7,061,030	5,617,704
8,730,986	7,394,294	8,077,003	12,000,140	9,846,790	8,721,633
1,858,476	1,857,420	142,102	(390,365)	5,674,974	2,420,275
-	-	-	-	2,058,660	1,770,389
94,980	23,866	296,969	244,104	-	1,010,802
<u>(8,981,064)</u>	<u>(10,561,636)</u>	<u>(12,845,032)</u>	<u>(7,430,546)</u>	<u>(3,683,491)</u>	<u>(5,409,229)</u>
<u>\$ 55,802,998</u>	<u>\$ 53,814,945</u>	<u>\$ 53,480,070</u>	<u>\$ 65,529,334</u>	<u>\$ 76,395,455</u>	<u>\$ 70,313,143</u>
\$ 798,497	\$ 796,494	\$ 130,706	\$ 119,466	\$ 1,571,115	\$ 1,081,314
-	-	-	-	435,822	756,376
80,479	16,500	-	(206,351)	57,732	10,736
<u>8,981,064</u>	<u>10,561,636</u>	<u>12,845,032</u>	<u>7,430,546</u>	<u>3,683,491</u>	<u>5,409,229</u>
<u>9,860,040</u>	<u>11,374,630</u>	<u>12,975,738</u>	<u>7,343,661</u>	<u>5,748,160</u>	<u>7,257,655</u>
<u>\$ 65,663,038</u>	<u>\$ 65,189,575</u>	<u>\$ 66,455,808</u>	<u>\$ 72,872,995</u>	<u>\$ 82,143,615</u>	<u>\$ 77,570,798</u>
\$ 12,186,989	\$ 1,215,900	\$ 13,325,926	\$ 18,108,102	\$ 26,868,672	\$ 1,549,611
<u>13,354,580</u>	<u>17,071,855</u>	<u>25,211,531</u>	<u>17,132,635</u>	<u>16,917,042</u>	<u>13,897,873</u>
<u>\$ 25,541,569</u>	<u>\$ 18,287,755</u>	<u>\$ 38,537,457</u>	<u>\$ 35,240,737</u>	<u>\$ 43,785,714</u>	<u>\$ 15,447,484</u>

CITY OF DUBUQUE, IOWA
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal -			
	2015	2016	2017	2018
General Fund				
Nonspendable	\$ 6,082,043	\$ 6,049,052	\$ 5,585,672	\$ 5,414,922
Restricted	-	-	2,208	-
Assigned	647,772	1,015,935	1,590,065	1,267,250
Unassigned	8,693,524	10,908,497	12,582,596	15,193,241
Total general fund	<u>\$ 15,423,339</u>	<u>\$ 17,973,484</u>	<u>\$ 19,760,541</u>	<u>\$ 21,875,413</u>
 All Other Governmental Funds				
Nonspendable	\$ 1,183,423	\$ 553,292	\$ 944,856	\$ 415,271
Restricted	30,496,183	27,450,187	28,103,397	30,347,598
Committed	12,298,896	7,635,502	6,592,154	4,660,158
Unassigned	-	-	-	(2,021,937)
Total all other governmental funds	<u>\$ 43,978,502</u>	<u>\$ 35,638,981</u>	<u>\$ 35,640,407</u>	<u>\$ 33,401,090</u>

TABLE 3

Year											
2019		2020		2021		2022		2023		2024	
\$	5,369,478	\$	5,145,558	\$	3,895,638	\$	3,631,563	\$	3,150,525	\$	3,060,048
	229,995		219,741		197,264		186,705		-		-
	1,438,616		1,396,196		2,868,215		4,292,669		4,336,311		3,518,111
	19,276,479		20,128,223		28,023,989		36,610,486		44,067,606		39,310,104
\$	<u>26,314,568</u>	\$	<u>26,889,718</u>	\$	<u>34,985,106</u>	\$	<u>44,721,423</u>	\$	<u>51,554,442</u>	\$	<u>45,888,263</u>
\$	406,813	\$	1,030,515	\$	960,898	\$	1,159,785	\$	714,788	\$	1,059,428
	34,367,024		30,247,351		40,785,902		42,155,557		45,484,328		45,751,966
	3,009,111		5,823,218		7,901,868		10,202,856		3,769,015		4,113,787
	<u>(1,185,047)</u>		<u>(2,703,558)</u>		<u>(1,561,830)</u>		<u>-</u>		<u>(1,006,837)</u>		<u>(3,233,130)</u>
\$	<u>36,597,901</u>	\$	<u>34,397,526</u>	\$	<u>48,086,838</u>	\$	<u>53,518,198</u>	\$	<u>48,961,294</u>	\$	<u>47,692,051</u>

CITY OF DUBUQUE, IOWA
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	2015	2016	2017	Fiscal - 2018
Revenues				
Taxes	\$ 50,490,204	\$ 51,580,084	\$ 55,949,111	\$ 55,362,621
Special assessments	85,501	111,193	261,233	122,968
Licenses and permits	1,198,420	1,480,643	1,505,564	1,642,498
Intergovernmental	20,828,524	29,302,824	26,314,297	27,229,554
Charges for services	10,711,243	10,919,854	10,816,025	11,559,017
Fines and forfeits	362,661	421,925	484,687	407,322
Investment earnings	668,134	1,082,165	335,577	688,769
Contributions	789,268	1,440,405	689,237	816,922
Gaming	7,397,709	8,440,161	8,098,324	8,062,251
Miscellaneous	1,466,542	1,367,875	1,811,681	1,589,072
Total revenues	\$ <u>93,998,206</u>	\$ <u>106,147,129</u>	\$ <u>106,265,736</u>	\$ <u>107,480,994</u>
Expenditures				
Current				
Public safety	\$ 27,570,773	\$ 28,036,551	\$ 29,155,128	\$ 28,581,466
Public works	11,200,427	14,597,823	11,728,716	11,687,309
Health and social services	939,172	1,015,987	868,280	854,045
Culture and recreation	12,300,454	11,909,029	12,397,294	12,776,591
Community and economic development	16,418,909	13,473,413	16,474,553	20,350,200
General government	5,977,605	6,436,114	7,287,586	6,755,479
Debt service				
Principal	4,910,735	10,302,412	17,615,698	7,989,850
Interest	3,577,829	3,707,268	3,579,807	3,274,200
Capital projects	14,829,037	31,504,581	16,260,851	17,402,848
Total expenditures	\$ <u>97,724,941</u>	\$ <u>120,983,178</u>	\$ <u>115,367,913</u>	\$ <u>109,671,988</u>
Excess (deficiency) of revenues over (under) expenditures	\$ <u>(3,726,735)</u>	\$ <u>(14,836,049)</u>	\$ <u>(9,102,177)</u>	\$ <u>(2,190,994)</u>
Other Financing Sources (Uses)				
Issuance of debt	\$ 11,137,321	\$ 3,933,882	\$ 230,000	\$ 110,000
Discount on bonds	72,852	292,521	319,384	16,915
Premiums on bonds	-	-	-	-
Issuance of refunding bonds	-	-	11,023,700	1,778,325
Payment to refunded bonds escrow agent	-	4,650,000	-	-
Transfers in	18,073,553	17,397,007	18,814,586	18,889,096
Transfers out	(25,241,795)	(18,376,907)	(19,917,219)	(20,980,391)
Insurance recovery	106,288	86,359	41,345	98,058
Sale of capital assets	360,436	1,063,814	378,861	2,154,546
Total other financing sources (uses)	\$ <u>4,508,655</u>	\$ <u>9,046,676</u>	\$ <u>10,890,657</u>	\$ <u>2,066,549</u>
Special Items				
Transfer of roads	\$ -	\$ -	\$ -	\$ -
Total special items	\$ -	\$ -	\$ -	\$ -
Net change in fund balances	\$ <u>781,920</u>	\$ <u>(5,789,373)</u>	\$ <u>1,788,480</u>	\$ <u>(124,445)</u>
Debt service as a percentage of noncapital expenditure	10%	15%	21%	12%

TABLE 4

Year					
2019	2020	2021	2022	2023	2024
\$ 54,101,901	\$ 54,818,674	\$ 57,809,028	\$ 61,106,001	\$ 62,496,318	\$ 61,788,489
113,178	76,394	101,219	42,996	118,387	116,078
1,619,892	1,497,086	1,983,531	2,211,503	1,915,186	2,644,160
31,359,695	28,618,060	31,984,376	27,568,957	31,162,370	34,011,422
12,476,036	10,994,598	13,480,915	16,152,093	16,555,832	16,005,008
404,400	365,458	375,268	303,348	369,273	269,433
1,701,846	1,699,015	120,890	(401,489)	5,500,145	2,318,348
1,343,916	1,163,721	3,564,843	809,911	2,542,916	1,467,610
8,708,702	7,394,294	8,077,003	12,000,140	9,846,790	8,721,633
1,526,804	3,517,089	1,399,203	2,870,089	1,887,319	1,656,592
<u>\$ 113,356,370</u>	<u>\$ 110,144,389</u>	<u>\$ 118,896,276</u>	<u>\$ 122,663,549</u>	<u>\$ 132,394,536</u>	<u>\$ 128,998,773</u>
\$ 28,807,920	\$ 29,518,515	\$ 29,038,359	\$ 31,256,017	\$ 33,748,788	\$ 35,675,758
12,851,393	11,838,812	12,104,310	15,643,225	17,537,029	17,295,690
1,046,184	1,340,544	1,067,491	880,876	1,015,604	1,086,883
13,037,048	13,199,378	11,917,333	14,626,704	17,166,367	15,928,295
15,730,191	16,685,406	17,531,856	18,756,833	19,011,697	20,780,268
6,571,094	7,447,439	7,499,790	7,930,781	7,728,869	10,661,552
					-
5,509,605	7,065,499	27,524,288	4,518,117	5,545,842	5,115,412
3,320,911	3,044,421	2,997,621	2,693,685	2,707,063	2,887,133
20,145,054	21,089,439	15,308,122	17,435,407	25,289,860	29,157,947
<u>\$ 107,019,400</u>	<u>\$ 111,229,453</u>	<u>\$ 124,989,170</u>	<u>\$ 113,741,645</u>	<u>\$ 129,751,119</u>	<u>\$ 138,588,938</u>
<u>\$ 6,336,970</u>	<u>\$ (1,085,064)</u>	<u>\$ (6,092,894)</u>	<u>\$ 8,921,904</u>	<u>\$ 2,643,417</u>	<u>\$ (9,590,165)</u>
\$ 2,883,875	\$ 1,372,907	\$ -	\$ 9,565,000	\$ 811,353	\$ 6,243,207
81,693	62,182	953,857	123,888	-	-
-	-	-	-	-	-
-	-	25,605,950	-	-	-
-	-	-	-	-	-
17,025,952	17,146,200	13,730,128	12,868,560	10,591,993	20,292,814
(18,876,402)	(19,858,343)	(19,145,976)	(16,765,216)	(12,975,637)	(25,389,768)
87,843	71,604	136,979	17,327	288,664	211,349
96,035	665,289	924,656	282,482	916,325	1,297,141
<u>\$ 1,298,996</u>	<u>\$ (540,161)</u>	<u>\$ 22,205,594</u>	<u>\$ 6,092,041</u>	<u>\$ (367,302)</u>	<u>\$ 2,654,743</u>
\$ -	\$ -	\$ 5,672,000	\$ -	\$ -	\$ -
\$ -	\$ -	\$ 5,672,000	\$ -	\$ -	\$ -
<u>\$ 7,635,966</u>	<u>\$ (1,625,225)</u>	<u>\$ 21,784,700</u>	<u>\$ 15,013,945</u>	<u>\$ 2,276,115</u>	<u>\$ (6,935,422)</u>
10%	11%	28%	7%	8%	7%

**CITY OF DUBUQUE, IOWA
TAXABLE AND ASSESSED VALUE OF PROPERTY
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)**

TABLE 5

Levy Year	Fiscal Year	Real Property		Exemptions	Total		Total Taxable Value to Total	Total Direct Tax Rate
		Taxable	Assessed	Real	Taxable	Assessed	Assessed	
		Value	Value	Property	Value	Value	Value	
2013	2015	2,522,048	3,686,202	8,729	2,513,319	3,686,202	68.18	11.02588
2014	2016	2,508,933	3,723,003	8,631	2,500,302	3,723,003	67.16	11.02590
2015	2017	2,652,700	3,914,425	8,086	2,644,614	3,914,425	67.56	11.16739
2016	2018	2,686,813	3,931,498	7,783	2,679,030	3,931,498	68.14	10.89220
2017	2019	2,765,470	4,141,732	7,921	2,757,549	4,141,732	66.58	10.58844
2018	2020	2,825,245	4,185,444	7,640	2,817,605	4,185,444	67.50	10.33144
2019	2021	2,912,635	4,378,243	7,531	2,905,104	4,378,243	66.53	10.14400
2020	2022	2,980,617	4,463,262	7,432	2,973,185	4,463,262	66.61	9.88899
2021	2023	3,100,106	4,803,254	7,371	3,092,735	4,803,254	64.39	9.71686
2022	2024	3,062,014	4,845,548	7,111	3,054,903	4,845,548	63.05	9.90135

Source: Dubuque County Assessor's and Auditor's Offices

**CITY OF DUBUQUE, IOWA
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
TAX RATES PER \$1,000 ASSESSED VALUE**

TABLE 6

Levy Year	Fiscal Year	Dubuque City	Dubuque School District	Board of Education and Independents	Area 1 Voc. Tech	Dubuque County	Total	Ratio of Dubuque City to Total
2013	2015	11.02588	13.99630	0.66355	0.90807	6.43124	33.02504	33.39
2014	2016	11.02590	14.05629	0.63899	0.91036	6.38779	33.01933	33.39
2015	2017	11.16739	14.97697	0.63146	0.93757	6.29673	34.01012	32.84
2016	2018	10.89220	14.95665	0.62780	1.09993	6.34143	33.91801	32.11
2017	2019	10.58844	14.59791	0.65204	1.09993	5.97760	32.91592	32.17
2018	2020	10.33144	14.71233	0.64911	1.03168	5.94098	32.66554	31.63
2019	2021	10.14400	14.66255	0.62819	0.94734	5.91098	32.29306	31.41
2020	2022	9.88899	14.55590	0.61829	0.90520	5.74009	31.70847	31.19
2021	2023	9.71686	13.91240	0.66681	0.90520	5.35009	30.55136	31.80
2022	2024	9.90135	14.51122	0.66116	0.92871	5.55009	31.55253	31.38

Separate components of the Dubuque City Rate is as follows:

Levy Year	Fiscal Year	General	Public Transit	Insurance	Employee Benefits	Debt Service	Total
2013	2015	8.10000	0.48268	0.16595	2.23209	0.04516	11.02588
2014	2016	8.10000	0.48461	0.16428	2.16440	0.11261	11.02590
2015	2017	8.10000	0.49739	0.14963	2.30637	0.11400	11.16739
2016	2018	8.10000	0.66319	0.15561	1.89350	0.07990	10.89220
2017	2019	8.10000	0.62877	0.13933	1.62026	0.10008	10.58844
2018	2020	8.10000	0.61307	0.13974	1.38492	0.09371	10.33144
2019	2021	8.10000	0.63405	0.14103	1.17623	0.09269	10.14400
2020	2022	8.10000	0.60512	0.16791	0.92381	0.09215	9.88899
2021	2023	8.10000	0.58311	0.18212	0.82988	0.02175	9.71686
2022	2024	8.10000	0.57669	0.21362	0.91356	0.09748	9.90135

Source: Dubuque County Auditor's Office

**CITY OF DUBUQUE, IOWA
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(IN THOUSANDS OF DOLLARS)**

TABLE 7

Taxpayer	2024			2015		
	Taxable Value	Rank	Percentage of Total City Taxable Value	Taxable Value	Rank	Percentage of Total City Taxable Value
Peninsula Gaming Company LLC	\$ 57,423	1	1.88 %	\$ 56,945	1	2.26 %
Kennedy Mall Inc.	30,842	2	1.01	35,410	2	1.40
MAR Holdings LLC (Medical Assoc.)	25,505	3	0.83	20,945	4	0.83
Progressive Processing LLC (Hormel)	23,753	4	0.78	25,065	3	0.99
Sky Crown LLC	18,987	5	0.62			
Plaza 20 Inc.	18,384	6	0.60			
Walter Development LLC	18,175	7	0.59	14,623	6	0.58
Simmons Pet Food	17,496	8	0.57			
Seippel Warehouse	16,388	9	0.54			
Nordstrom, Inc.	15,889	10	0.52	15,559	5	0.62
McGraw Hill Global Education LLC				14,487	7	0.57
Otto A LLC				11,892	10	0.47
Platinum Holdings LLC				14,062	8	0.56
Flexsteel Industries Inc.				12,534	9	0.50
	<u>\$ 242,842</u>		<u>7.93 %</u>	<u>\$ 221,522</u>		<u>8.78 %</u>

Source: Dubuque County Auditor's Office

**CITY OF DUBUQUE, IOWA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)**

TABLE 8

Fiscal Year	Levy Year	Total Tax Levy (1)	Current Tax Collections	Percent of Current Taxes Collected	Delinquent Tax Collections	Total Tax Collections (2)	Total Tax Collections to Total Tax Levy	Outstanding Delinquent Taxes	Ratio of Delinquent Taxes to Total Tax Levy
2015	2014	24,866 \$	24,715	99.4 %	7 \$	24,722	99.4 % \$	362	1.46
2016	2015	24,944	24,889	100.0	84	24,973	100.0	288	1.15
2017	2016	26,435	26,318	99.6	2	26,320	99.6	354	1.34
2018	2017	25,924	26,026	100	1	26,027	100.4	199	0.77
2019	2018	26,556	26,442	99.6	4	26,446	99.6	202	0.76
2020	2019	26,360	26,106	99.0	1	26,107	99.0	1,096	4.16
2021	2020	26,263	26,289	100.1	239	26,528	101.0	611	2.33
2022	2021	26,260	26,142	99.6	41	26,183	99.7	478	1.82
2023	2022	26,250	26,279	100.1	10	26,289	100.1	466	1.78
2024	2023	25,929	27,006	104.2	-	27,006	104.2	230	0.89

(1) Exclude tax increment levy.

(2) Includes taxes collected in June by the County, but not received by the City until July.

CITY OF DUBUQUE, IOWA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities						Business -
	General Obligation Bonds	Tax Increment Financing Bonds	Tax Increment Financing Notes	Other Loans Payable	Leases Payable	Subscriptions Payable	General Obligation Bonds
2015	\$ 59,614,941	\$ 21,165,946	\$ 811,608	\$ 5,444,285	\$ -	\$ -	\$ 45,868,394
2016	58,869,812	20,764,818	625,429	5,347,142	-	-	46,806,473
2017	53,800,719	20,333,690	451,763	4,650,000	-	-	44,487,023
2018	48,833,498	19,867,562	255,881	4,067,700	-	-	41,979,910
2019	46,917,828	19,366,434	176,054	3,984,111	-	-	39,246,002
2020	41,985,513	18,825,306	91,860	3,899,264	-	-	36,220,856
2021	41,745,365	18,244,178	46,195	3,748,361	-	-	34,104,175
2022	47,326,155	17,654,438	-	3,473,387	208,537	-	30,576,996
2023	43,714,425	16,985,776	-	3,210,157	164,142	1,798,899	27,302,991
2024	46,272,593	16,266,688	-	2,940,486	285,404	1,080,538	24,100,702

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements
2016 data changed to include premium and discounts in the outstanding computation

(1) Population and personal income data can be found in Table 18

* Personal income unavailable at report date.

TABLE 9

Type Activities								
	Capital Loan Notes	Revenue Bonds	Other Loans Payable	Leases Payable	Subscriptions Payable	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
\$	85,477,970	\$ 34,543,432	\$ 262,055	\$ -	\$ -	\$ 253,188,631	10.0 %	4,393
	104,156,549	34,196,999	236,623	-	-	271,003,845	9.9	4,637
	110,513,944	33,840,566	5,209,900	-	-	273,287,605	10.1	4,648
	112,765,210	33,474,133	4,181,826	-	-	265,425,720	9.1	4,555
	111,655,588	33,097,700	3,152,331	-	-	257,596,048	8.4	4,446
	116,965,647	32,706,767	2,152,331	-	-	252,847,544	7.7	4,238
	115,011,616	32,304,834	1,088,786	-	-	246,293,510	7.5	4,135
	113,108,033	31,677,569	54,850	251,803	-	244,331,768	6.9	4,133
	108,521,425	29,096,115	-	224,936	11,549	231,030,415	6.2	3,924
	103,352,351	25,483,159	-	203,103	-	219,985,024	*	3,753

CITY OF DUBUQUE, IOWA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
DOLLARS IN THOUSANDS EXCEPT PER CAPITA

TABLE 10

Fiscal Year	General Obligation Bonds	Taxable Value of Property	Percentage of Taxable Value of Property	Assessed Value of Property	Percentage of Assessed Value of Property	Per Capita
2015	\$ 105,483	\$ 2,522,048	4.18 %	\$ 3,686,202	2.86 %	\$ 1,830
2016	105,676	2,508,933	4.21	3,723,003	2.84	1,808
2017	98,288	2,652,700	3.71	3,914,425	2.51	1,672
2018	90,813	2,686,813	3.38	3,931,498	2.31	1,558
2019	86,164	2,765,470	3.12	4,141,732	2.08	1,487
2020	78,206	2,825,245	2.77	4,185,444	1.87	1,351
2021	75,850	2,912,635	2.60	4,378,243	1.73	1,310
2022	77,903	2,980,617	2.62	4,463,262	1.75	1,350
2023	71,017	3,100,106	2.29	4,803,254	1.48	1,206
2024	70,373	3,062,014	2.30	4,845,548	1.45	1,201

Prior year information has been modified to net GO Bonds with the fund balance in Debt Service fund.

General obligation bonds are netted with the fund balance in the Debt Service fund.

**CITY OF DUBUQUE, IOWA
DIRECT AND OVERLAPPING DEBT
AS OF JUNE 30, 2024**

TABLE 11

<u>Jurisdiction</u>	Net General Obligation Bonded Debt Outstanding	Tax Increment Financing Bonds ⁽¹⁾	Sales Tax Revenue Bonds	Other Loans Payable	Leases Payable	Subscriptions Payable	Percentage Applicable to City	Amount Applicable to Government
Direct, City of Dubuque, Iowa	\$ 46,272,593	\$ 16,266,688	\$ 2,940,486	\$ 3,210,157	\$ 285,404	\$ 1,080,538	100.00 %	\$ 70,055,866
Overlapping:								
Dubuque County	14,405,000	-	-	41,667	-	-	83.38 %	12,045,631
Dubuque Community School District ⁽¹⁾	-	-	-	-	-	-	96.64 %	-
Northeast Iowa Community College	30,730,000	-	-	18,160,000	-	-	72.83 %	35,606,587
Total Overlapping	45,135,000	-	-	18,201,667	-	-		47,652,218
Total	\$ 91,407,593	\$ 16,266,688	\$ 2,940,486	\$ 21,411,824	\$ 285,404	\$ 1,080,538		\$ 117,708,084

⁽¹⁾ Excludes sales tax revenue bonds.

Source: Dubuque County Auditor, Dubuque Community School District and Northeast Iowa Community College.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Dubuque. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

CITY OF DUBUQUE, IOWA
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Debt limit	\$ 193,114	\$ 196,031	\$ 207,174	\$ 209,049
Total net debt applicable to limit	<u>154,643</u>	<u>152,386</u>	<u>141,076</u>	<u>124,926</u>
Legal debt margin	\$ <u>38,471</u>	\$ <u>43,645</u>	\$ <u>66,098</u>	\$ <u>84,123</u>
Total net debt applicable to the debt limit as a percentage of debt limit	71.50%	80.08%	77.74%	68.10%

TABLE 12

<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
\$ 221,513	\$ 239,298	\$ 239,298	\$ 241,616	\$ 259,297	\$ 262,723
<u>117,223</u>	<u>109,021</u>	<u>102,256</u>	<u>101,870</u>	<u>93,413</u>	<u>91,150</u>
\$ <u>104,290</u>	\$ <u>130,277</u>	\$ <u>137,042</u>	\$ <u>139,746</u>	\$ <u>165,884</u>	\$ <u>171,573</u>
59.76%	52.92%	45.56%	42.73%	42.16%	34.69%

Legal Debt Margin Calculation for Fiscal Year 2024

Estimated actual value	\$ <u><u>5,254,447,903</u></u>
Debt limit - 5% of total actual valuation	262,722,395
Debt applicable to limit: (Including GO Debt, Loans Payable, and TIF Debt)	(91,149,514)
Legal debt margin	\$ <u><u>171,572,881</u></u>

**CITY OF DUBUQUE, IOWA
REVENUE DEBT COVERAGE
LAST TEN FISCAL YEARS
(IN THOUSANDS OF DOLLARS)**

TABLE 13

(IN THOUSANDS OF DOLLARS)

Fiscal Year	Gross		Operating Expenses	Net Revenue Available For Debt Service	Current Fiscal Year's			Coverage (3)						
	Revenues (1)				Debt Service Requirements									
					Principal	Interest	Total							
WATER UTILITY														
2015	\$	7,511	\$	6,322	\$	1,189	\$	275	\$	218	\$	493	\$	2.41
2016		8,508		4,826		3,682		285		211		496		7.42
2017		8,589		4,678		3,911		473		305		778		5.03
2018		8,962		4,989		3,973		489		288		777		5.11
2019		9,160		5,726		3,434		505		345		850		4.04
2020		9,497		5,599		3,898		1,049		371		1,420		2.75
2021		9,684		5,605		4,079		1,235		411		1,646		2.48
2022		10,198		5,443		4,755		1,234		355		1,589		2.99
2023		10,999		6,477		4,522		827		262		1,089		4.15
2024		11,876		9,598		2,278		842		245		1,087		2.10
STORMWATER UTILITY														
2015		3,551		2,162		1,389		331		311		642		2.16
2016		3,948		2,140		1,808		341		301		642		2.82
2017		4,224		2,601		1,623		352		291		643		2.52
2018		4,486		2,374		2,112		363		283		646		3.27
2019		5,062		3,229		1,833		343		273		616		2.98
2020		5,303		1,964		3,339		1,503		711		2,214		1.51
2021		5,194		2,285		2,909		1,039		381		1,420		2.05
2022		5,238		2,951		2,287		1,064		414		1,478		1.55
2023		6,368		2,461		3,907		2,282		704		2,986		1.31
2024		6,615		2,681		3,934		2,062		684		2,746		1.43
SEWAGE DISPOSAL WORKS														
2015		10,629		6,950		3,679		2,603		1,358		3,961		0.93
2016		12,237		7,702		4,535		2,610		1,435		4,045		1.12
2017		12,475		6,082		6,393		2,652		1,454		4,106		1.56
2018		12,731		6,360		6,371		2,707		1,476		4,183		1.52
2019		12,667		7,013		5,654		2,878		1,429		4,307		1.31
2020		12,777		6,645		6,132		2,946		1,362		4,308		1.42
2021		13,040		7,195		5,845		3,006		1,373		4,379		1.33
2022		13,878		7,290		6,588		3,065		1,309		4,374		1.51
2023		15,387		8,236		7,151		3,129		1,244		4,373		1.64
2024		16,145		8,960		7,185		3,281		1,179		4,460		1.61

(1) Total revenues (including interest).

(2) Total operating expenses exclusive of depreciation.

(3) Coverage is computed by dividing net revenue available for debt service by debt service requirement.

**CITY OF DUBUQUE, IOWA
WATER AND SEWER RECEIPT HISTORY
LAST TEN FISCAL YEARS**

TABLE 14

Fiscal Year	Water Revenue	Sewer Revenue	Gallons Billed
2015	\$ 7,231,393	\$ 10,417,833	\$ 1,864,028,948
2016	8,159,240	11,772,847	1,883,797,577
2017	8,248,796	12,000,115	1,844,997,688
2018	8,525,072	12,015,480	1,632,426,374
2019	8,636,521	12,266,217	1,750,735,443
2020	8,958,162	12,395,751	1,738,198,948
2021	9,040,349	12,583,458	1,774,274,430
2022	9,969,922	13,806,812	1,879,915,407
2023	10,532,570	14,801,136	1,917,094,261
2024	11,466,151	15,832,634	1,909,676,366

Source: Cash basis receipt ledgers.

*Revenue includes penalties and investment earnings collected.

New in 2015 - revenue does not include sales tax. All years reflect this change.

New in 2020 - revenue does not include bonds.

WATER RATE SCHEDULE HISTORY

Steps	Gallons		2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
First	22,440	@ \$	0.00651	0.00553	0.00527	0.00512	0.00512	0.00488	0.00474	0.00460	0.00447	0.00387
Next	89,760	@	0.00534	0.00454	0.00432	0.00419	0.00419	0.00399	0.00387	0.00376	0.00365	0.00316
Next	261,800	@	0.00497	0.00423	0.00403	0.00310	0.00391	0.00372	0.00361	0.00350	0.00340	0.00294
Next	374,000	@	0.00439	0.00373	0.00355	0.00345	0.00345	0.00329	0.00319	0.00310	0.00301	0.00261
Excess		@	0.00384	0.00327	0.00311	0.00302	0.00302	0.00288	0.00280	0.00272	0.00264	0.00229

**CITY OF DUBUQUE, IOWA
WATER METERS BY RATE CLASS
LAST TEN FISCAL YEARS**

TABLE 15

Fiscal Year	Residential	Commercial	Industrial	Government	Total
2015	20,969	1,968	83	76	23,096
2016	21,157	1,972	84	104	23,317
2017	21,522	2,061	83	114	23,780
2018	20,498	2,019	83	115	22,715
2019	20,523	2,148	80	147	22,898
2020	21,886	1,941	69	138	24,034
2021	22,866	2,010	70	148	25,094
2022	23,360	2,138	75	171	25,744
2023	22,214	2,051	73	167	24,505
2024	22,372	2,093	74	169	24,708

Source: Water Department

**CITY OF DUBUQUE, IOWA
LARGEST WATER AND SEWER CUSTOMERS
FISCAL YEAR 2024**

TABLE 16

Customer	Water Receipts	Rank	Percentage of Total Water Receipts		Sewer Receipts	Rank	Percentage of Total Sewer Receipts
Simmons Pet Food, Inc.	\$ 724,328	1	6.32 %				
Rousselot Inc #155296	339,857	2	2.96				
Prairie Farms Dairy Inc	271,675	3	2.37				
Hormel Foods Corporation*	210,897	4	1.84	\$	347,921	2	2.20 %
Hormel Foods Corporation*	183,911	5	1.60		420,026	1	2.65
Finley Hospital	51,007	6	0.44		100,167	3	0.63
Mercy Health Services - Iowa Corp	48,277	7	0.42		98,263	4	0.62
Alpine Park MHC LLC	45,910	8	0.40		92,353	5	0.58
APC, Inc.	45,526	9	0.40				
Yes Companies Exp Fred, LLC	44,274	10	0.39		88,471	6	0.56
Stonehill Nursing Home					78,840	7	0.50
IADU Table Mound MHP LLC					68,075	8	0.43
Ronsan Enterprises In/Days Inn					66,340	9	0.42
Platinum Holdings LLC					56,525	10	0.36
Alpine Park MHC LLC							
Midwest Car Washes LLC*							
Total Receipts from all water and sewer customers	\$ 11,466,151			\$	15,832,634		

Source: Water Department

* Same company, separate accounts. Previous years combined several accounts with the same business name. Now listed separately.

CITY OF DUBUQUE, IOWA
SALES TAX INCREMENT BONDS
FISCAL YEAR ENDING JUNE 30, 2024

TABLE 17

Fiscal Year		Estimated Sales Tax Increment Revenue Receipts*	Senior Lien Series 2015A Net Debt Service (1)	Remaining Revenues After Senior Lien Debt Service	Second Lien Series 2014 Net Debt Service (2)	Remaining Revenues After Second Lien Debt Service
2015	*	\$ 2,037,489	\$ -	\$ 2,037,489	\$ -	\$ 2,037,489
2016	*	2,532,846	-	2,532,846	-	2,532,846
2017	*	3,945,134	-	3,945,134	(323,100)	3,622,034
2018	*	3,654,915	(762,650)	2,892,265	(323,100)	2,569,165
2019	*	4,207,297	(762,650)	3,444,647	(323,100)	3,121,547
2020	*	4,709,559	(762,650)	3,946,909	(323,100)	3,623,809
2021	*	4,068,763	(762,650)	3,306,113	(323,100)	2,983,013
2022	*	9,751,827	(762,650)	8,989,177	(323,100)	8,666,077
2023	*	7,079,324	(2,767,650)	4,311,674	(438,100)	3,873,574
2024	*	7,114,158	(2,771,000)	4,343,158	(1,393,500)	2,949,658
2025		6,957,401	(2,768,969)	4,188,432	(1,400,500)	2,787,932
2026		6,952,046	(2,771,031)	4,181,015	(1,344,250)	2,836,765
2027		6,952,532	(2,768,719)	4,183,813	(1,363,000)	2,820,813
2028		6,947,494	(2,768,394)	4,179,100	(1,365,000)	2,814,100
2029		6,723,750	(2,767,300)	3,956,450	(1,365,000)	2,591,450
2030		6,250,000	(2,768,800)	3,481,200	-	3,481,200
2031		4,467,912	(2,766,400)	1,701,512	-	1,701,512
2032		2,217,912	-	2,217,912	-	2,217,912
2033		2,250,000	-	2,250,000	-	2,250,000

* Actual Receipts

(1) Net of capitalized interest and the debt service reserve fund

(2) Net of capitalized interest

**CITY OF DUBUQUE, IOWA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN CALENDAR YEARS**

TABLE 18

Year	Population	Personal Income	Per Capita Personal Income (1)	Median Age (2)	Public School Enrollment (3)	Unemployment Rate (4)
2015	57,637	\$ 2,645,653,574	45,902	38	10,634	3.7 %
2016	58,436	2,734,454,184	46,794	38	10,588	3.9
2017	58,799	2,717,101,790	46,210	38	10,556	2.9
2018	58,276	2,903,485,148	49,823	37	10,507	2.2
2019	57,941	3,049,782,476	52,636	38	10,459	2.2
2020	59,667	3,294,692,406	55,218	38	10,558	9.1
2021	59,565	3,286,655,724	56,782	39	10,371	5.4
2022	59,119	3,550,095,950	60,050	39	10,120	2.9
2023	58,877	3,739,867,040	63,520	40	9,996	2.9
2024	58,618	*	*	40	9,688	3.2

Data Sources:

- (1) Bureau of Economic Affairs
- (2) United States Census Bureau
- (3) Dubuque Community School District
- (4) Iowa Work Force Development

* Unavailable at report date.

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**CITY OF DUBUQUE, IOWA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

TABLE 19

Employer	2024			2015		
	# of Employees	Rank	Percentage of Total City Employment (1)	# of Employees	Rank	Percentage of Total City Employment (1)
John Deere (2)	2,810	1	5.14 %	2,400	1	4.36 %
Dubuque Community Schools	2,000	2	3.66	1,946	2	3.53
Mercy One Medical Center	1,438	3	2.63	1,313	3	2.38
HODGE	1,102	4	2.02			
Medical Associates	1,069	5	1.96	1,027	4	1.86
University of Wisconsin - Platteville	1,062	6	1.94			
Unity Point Health-Finley Hospital	940	7	1.72	859	5	1.56
Cottingham & Butler	851	8	1.56			
Andersen Windows	750	9	1.37			
City of Dubuque	737	10	1.35	695	6	1.26
Eagle Window and Door				660	7	1.20
IBM				625	8	1.13
Sedgwick				550	9	1.00
Diamond Jo				510	10	0.93
	<u>12,759</u>		23.35 %	<u>10,585</u>		19.21 %

Source: Greater Dubuque Development Corp.

(1) Based on the percentage of total employment for Dubuque area from the U.S. Department of Labor, Bureau of Labor Statistics

(2) Located just outside City Limits

CITY OF DUBUQUE, IOWA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY
FUNCTION/DEPARTMENT
LAST TEN FISCAL YEARS

	2015	2016	2017	2018	2019
Public Safety					
Emergency Communications	13.00	13.00	14.00	14.00	14.00
Fire	90.00	90.00	90.00	90.00	90.00
Police	115.88	116.00	116.00	116.00	117.00
⁴ Building Services	11.66	12.00	12.00	12.00	11.00
Public Works					
Public Works	86.42	86.42	86.42	86.42	87.42
Engineering	29.00	30.00	30.00	26.06	26.00
Health & Social Services					
Health Services	4.00	4.00	4.00	4.00	4.00
Human Rights	5.00	5.00	5.00	5.00	5.00
Cultural and Recreation					
Civic Center	0.15	0.15	0.15	0.15	0.15
Conference Center	-	-	-	-	-
Library	19.00	19.00	19.00	19.00	19.00
Park	23.50	23.50	22.50	22.50	22.50
Recreation	10.93	11.93	11.93	11.93	11.93
Community & Economic Development					
Community / Economic Dev	4.00	2.00	2.00	3.00	3.00
Housing Services	26.00	21.00	25.00	25.00	23.52
Planning Services	8.00	8.00	8.00	8.00	8.00
⁵ Office of Neighborhood Support and Shared Prosperity	-	-	-	-	-
General Government					
Airport	12.00	12.00	12.00	12.00	12.00
Cable TV	2.00	2.00	2.00	2.00	2.00
City Clerk's Office	3.00	3.00	3.00	3.00	3.00
City Manager's Office	16.00	16.00	16.00	17.00	17.50
³ Finance / Budget	14.88	15.00	15.00	15.00	14.00
Legal	5.00	5.00	5.00	4.00	4.00
Information Services	8.00	8.00	8.00	8.00	8.00
Business Type					
Water	26.00	25.00	25.00	25.00	24.00
Water & Resource Recovery Center	18.00	17.00	17.00	17.00	15.00
¹ Parking	9.00	9.00	8.00	7.00	-
² Transportation Services	8.00	13.00	13.00	14.00	20.00
Total	<u>568.42</u>	<u>567.00</u>	<u>570.00</u>	<u>567.06</u>	<u>562.02</u>

Source: City Budget Records

Departments with employees who are allocated to more than one function reflected in area with largest number of employ

¹Parking division merged with Transit to become the Transportation Services Department

²Department renamed FY19 Transportation Services when Parking division merged with Transit

³Finance and Budget consolidated in FY20.

⁴Building Services was disbanded and merged with Housing & Engineering in FY23

⁵Office of Neighborhood Support and Shared Prosperity created in FY23.

TABLE 20

2021	2022	2023	2024
15.00	15.00	16.00	17.00
92.00	92.00	99.00	101.00
119.00	119.00	120.00	121.00
11.00	12.00	-	-
89.42	89.42	90.42	93.42
28.00	28.00	36.00	37.00
6.00	6.00	7.00	7.00
4.00	4.00	3.00	3.00
0.15	0.15	0.15	0.15
-	-	0.15	0.15
20.00	20.00	21.00	22.00
22.50	22.50	23.35	25.35
11.93	12.93	16.93	16.93
3.00	3.00	3.00	3.00
29.00	29.00	35.00	36.00
8.00	8.00	8.00	8.00
-	-	3.00	3.00
12.00	12.00	13.00	13.00
2.00	2.00	2.00	-
3.00	3.00	4.00	4.00
18.00	18.00	21.00	23.00
19.00	19.00	19.00	22.00
5.00	5.00	5.00	5.00
8.00	8.00	11.00	12.00
25.00	25.00	25.00	26.00
15.00	15.00	15.00	17.00
-	-	-	-
23.00	23.00	27.00	30.00
589.00	591.00	624.00	646.00

CITY OF DUBUQUE, IOWA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

	2015	2016	2017	Fiscal - 2018
Public Safety				
Police				
Physical arrests	3,767	3,397	3,238	3,519
Traffic violations	7,354	9,058	9,063	9,415
Parking violations	37,635	38,880	33,953	32,857
Fire				
Number of calls answered	5,603	5,750	5,990	5,949
Inspections conducted	791	993	1,649	1,675
Sewer				
Sewage system				
Daily average treatment in gallons	7,237,000	7,016,000	7,377,000	7,900,000
Maximum daily capacity of treatment plant in gallons	24,500,000	24,500,000	24,500,000	24,500,000
Water systems				
Daily average consumption in gallons	6,956,000	7,068,184	7,200,000	6,917,000
Maximum daily capacity of plant in gallons	18,000,000	18,000,000	18,000,000	18,000,000
Refuse (Municipal Collection)				
Tonnage	10,690	11,098	11,284	11,481

Sources: Various City Departments.

Statistics updated for fiscal year 2017.

TABLE 21

Year					
2019	2020	2021	2022	2023	2024
3,403	2,830	2,491	2,573	2,783	2,954
8,369	7,156	5,312	6,317	6,411	7,594
25,685	18,044	20,428	19,851	20,428	20,707
6,058	6,304	7,277	7,814	7,696	7,912
1,232	1,260	296	807	763	532
7,930,000	8,730,000	6,682,013	6,682,013	7,120,000	7,294,000
24,500,000	24,500,000	24,500,000	24,500,000	24,500,000	24,500,000
6,133,000	6,210,000	6,390,000	6,510,000	6,678,000	6,822,000
18,000,000	18,000,000	13,000,000	13,000,000	9,317,000	9,987,000
11,569	12,212	13,482	13,290	12,769	12,693

CITY OF DUBUQUE, IOWA
CAPITAL ASSETS BY FUNCTION
LAST TEN FISCAL YEARS

	2015	2016	2017	2018
Public safety				
Police				
Stations	1	1	1	1
Patrol units	22	22	22	22
Fire				
Stations	6	6	6	6
Aerial trucks	3	3	3	3
Public works				
Streets				
Miles ⁽¹⁾	333	332	336	334
Street Lights ⁽¹⁾	2,161	2,162	2,184	2,312
Health and social services				
Hospital	2	2	2	2
Number of patient beds	373	373	373	373
Cultural and recreation				
Library	1	1	1	1
Golf	1	1	1	1
Parks	53	53	53	53
Acreage	974	974	974	974
Recreation				
Civic center	1	1	1	1
Swimming pools	2	2	2	2
Softball fields	11	11	11	11
Baseball fields	1	1	1	1
Accessible ballfield	-	-	-	-
Tennis courts	20	20	20	20
Sewer				
Sewage system				
Miles of Sanitary Sewer ⁽¹⁾	320	322	326	321
Miles of Storm Sanitary Sewer ⁽¹⁾	145	147	152	156
Number of treatment plants	1	1	1	1
Number of service connectors	22,928	23,119	23,343	23,423
Water systems				
Miles of water mains	318	329	337	370
Number of service connectors	22,787	22,970	23,443	23,546
Number of city owned fire hydrants	2,346	2,380	2,450	2,973

Sources: Various City Departments

⁽¹⁾ City GIS system

TABLE 22

2019	2020	2021	2022	2023	2024
1	1	1	1	1	1
22	22	22	22	22	22
6	6	6	6	6	6
3	3	3	3	3	3
340	331	329	336	336	353
2,436	2,489	2,507	2,566	2,614	2,667
2	2	2	2	2	2
373	373	373	373	389	389
1	1	1	1	1	1
1	1	1	1	1	1
53	53	53	53	55	55
974	985	985	985	986	986
1	1	1	1	1	1
2	2	2	2	2	2
10	10	9	9	9	9
1	1	1	1	1	1
-	-	1	1	1	1
16	16	16	16	16	16
332	333	308	311	306	312
158	151	160	157	172	163
1	1	1	1	1	1
23,488	23,601	22,299	23,109	23,181	23,280
410	325	293	330	333	316
23,605	23,695	23,770	23,966	24,049	24,386
2,539	2,553	2,596	2,622	2,646	2,652

**CITY OF DUBUQUE, IOWA
RETAIL SALES
LAST TEN CALENDAR YEARS**

TABLE 23

Year	Taxable Retail Sales	Number of Businesses
2015	\$ 1,305,893,119	3,347
2016	1,316,561,626	2,997
2017	1,324,993,666	2,971
2018	1,323,052,623	2,970
2019	1,353,208,250	3,353
2020	1,331,820,839	3,375
2021	1,479,425,072	2,906
2022	1,306,938,795	2,731
2023	1,408,633,086	2,509
2024	1,633,313,956	2,511

Data Sources: Iowa Department of Revenue

Compliance Section
June 30, 2024
City of Dubuque, Iowa



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

**To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Dubuque, Iowa** (the "City"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated April 4, 2025. Our report includes a reference to other auditors who audited the financial statements of the Dubuque Initiative and Subsidiaries and Dubuque Convention and Visitors Bureau, as described in our report on the City's financial statements. The financial statements of the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau were not audited in accordance with Government Auditing Standards, and accordingly, this report does not include reporting on internal control over financial reporting or compliance and other matters associated with the Dubuque Initiatives and Subsidiaries and the Dubuque Convention and Visitors Bureau that are reported on separately by those auditors.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial report ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and the results of that testing, but not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
April 4, 2025

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

To the Honorable Mayor and Members
of the City Council
City of Dubuque, Iowa
Dubuque, Iowa

Report on Compliance for Each Major Federal Program

Opinion on the Major Federal Program

We have audited the **City of Dubuque, Iowa** (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2024. The City's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal programs. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit, we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
April 4, 2025

CITY OF DUBUQUE, IOWA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	AL Number	Pass-Through Grantor's Number	Federal Expenditures	Subrecipient Expenditures
<u>U.S. Department of Agriculture:</u>				
Direct Programs:				
Soil and Water Conservation	10.902	NRCS-ADS-093	\$ 11,899	\$ -
Environmental Quality Incentives Program	10.912	NRCS-ADS-093	13,481	-
Conservation Stewardship Program	10.924	NRCS-ADS-093	7,092	-
Urban Agriculture and Innovation Production Grant	10.935	USDA-NRCS-NHQ-UAIP-22-NOFO000178	29,678	-
Total U.S. Department of Agriculture			62,151	-
<u>U.S. Department of Housing and Urban Development:</u>				
Direct Programs:				
Community Development Block	14.218	B-20-MC-19-0004	158,196	-
Community Development Block	14.218	B-21-MC-19-0004	569,322	-
Community Development Block	14.218	B-22-MC-19-0004	640,671	-
Community Development Block	14.218	B-23-MC-19-0004	506,715	-
IEDA CDBG-CV	14.218	20-CVE-004	227,428	-
Total Community Development Block Grants Entitlement Grants Cluster			2,102,332	-
Direct Programs:				
2023 HOME Program - Tenant Based Rental Assistance	14.239	23-1-HM-524	26,364	-
Section 8 Housing Choice Vouchers	14.871	IA087V	7,367,983	-
Family Self-Sufficiency Program	14.896	FSS21IA3750-01-00	117,017	-
Lead Based Paint Hazard Control in Privately-Owned Housing	14.900	IALHB0667-18	491,383	-
2021-2025 Lead and Healthy Homes	14.905	IALHB0773-21	646,449	-
Healthy Homes Production	14.913	IAHHP0050-22	553,230	-
Older Adults Home Modification	14.921	IALHM001-21	216,953	-
Total U.S. Department of Housing and Urban Development			11,521,711	-
<u>U.S. Department of the Interior</u>				
Federal Boating Infrastructure (Tier 1)	15.622	24CRDFBGSCO-002	73,673	-
Total U.S. Department of the Interior			73,673	-
<u>U.S. Department of Justice:</u>				
Direct Programs:				
Patrick Leahy Bulletproof Vest Partnership	16.607	10366128	19,948	-
Direct Programs:				
Anti-Heroin Task Force Grant	16.710	22-HEROIN-02	2,219	-
Methamphetamine Drug Hot Spot Grant Program	16.710	21-CAMP-17	2,363	-
COPS Hiring Grant	16.710	15JCOPS-22-GG-03392-UHPX	83,333	-
Total Public Safety Partnership and Community Policing Grants			87,915	-
Direct Programs:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	2021-15PBJA-21-GG-01433-JAGX	40	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	21-JAG-498120	35,000	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-22GG-02637-JAGX	8,023	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-23-GG-03359-JAGX	6,578	-
Total Public Safety Partnership and Community Policing Grants			49,641	-
Total U. S. Department of Justice			157,504	-

CITY OF DUBUQUE, IOWA

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	AL Number	Pass-Through Grantor's Number	Federal Expenditures	Subrecipient Expenditures
<u>U.S. Department of Transportation:</u>				
Passed through Iowa Department of Transportation:				
Airport Improvement Program - CARES	20.106	3-19-0028-067-2020	\$ 242,845	\$ -
Airport Improvement Program	20.106	3-19-0028-070-2021	240,549	-
Airport Improvement Program	20.106	3-19-0028-076-2022	17,944	-
Airport Improvement Program	20.106	3-19-0028-077-2023	1,010,309	-
Airport Improvement Program	20.106	3-19-0028-078-2023	2,857,786	-
Airport Improvement Program	20.106	3-19-0028-080-2023	84,406	-
Airport Improvement Program	20.106	3-19-0028-081-2024	225,236	-
Airport Improvement Program	20.106	3-19-0028-083-2024	80,391	-
Total Airport Improvement Program Cluster			4,759,467	-
Highway Research Development	20.200	EDP-2100(699)-7Y-31	126,476	-
Highway Planning and Construction	20.205	EDP-2100(696)-7Y-31	25,033	-
Highway Planning and Construction	20.205	TAP-U-2100-697-8I-31	1,338	-
Highway Planning and Construction	20.205	EDP-2100(704)-7Y-31	261,630	-
Highway Planning and Construction	20.205	EDP-2100(705)-7Y-31	141,152	-
Total Highway planning and Construction Cluster			429,154	-
Federal Transit - Formula Grants	20.507	IA-2024-011	1,819,983	-
Elderly and Persons with Disabilities Project	20.513	IA-2023-006-01-00-SFY23	89,413	-
Elderly and Persons with Disabilities Project	20.513	IA-2023-006-03-01-SFY24	91,449	-
Total Enhanced Mobility of Seniors and Individuals with Disabilities Program Cluster			180,862	-
State and Community Highway Safety	20.600	PAP 23-402-MOPT	8,152	-
State and Community Highway Safety	20.600	PAP 402-PT-2024	6,996	-
State and Community Highway Safety	20.600	402-TSP-2024	4,583	-
Total State and Community Highway Safety			19,731	-
Total U.S. Department of Transportation			7,335,672	-
<u>Environmental Protection Agency:</u>				
Passed through Iowa Department of Environmental Management:				
Brownsfields Assessment and Cleanup Cooperative Agreements	66.818	BF-97768801	44,734	-
Total Environmental Protection Agency			44,734	-
<u>U.S. Department of Treasury:</u>				
Passed through Iowa Department of Finance:				
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS	21.027	1505-0271	5,695,208	-
Entry Level Driver Training Program	21.027	2023-010	3,188	-
Destination Iowa Outdoor Recreation	21.027	203-DOR-011	77,947	-
Total SLFRF Cluster			5,776,344	-
Total U.S. Department of Treasury			5,776,344	-
<u>National Endowment for the Arts & Humanities</u>				
American Rescue Plan (ARP) Grants to LAAs for Subgranting	45.024	1896170-66-22	17,588	-
Total National Endowment for the Arts & Humanities			17,588	-
<u>AmeriCorps</u>				
AmeriCorps	94.006	22-AC-10	19,007	-
AmeriCorps	94.006	22-AF-05	65,626	-
AmeriCorps	94.006	23-AC-10	262,823	-
Total AmeriCorp Cluster			347,457	-
Volunteer Generation Fund	94.021	23-VGF-12	21,645	-
Total AmeriCorp			369,101	-
<u>Federal Emergency Management Agency</u>				
Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	4732DR-IA	204,348	-
Total Federal Emergency Agency			204,348	-
TOTAL FEDERAL EXPENDITURES			\$ 25,562,826	\$ -

**NOTES TO SCHEDULE OF EXPENDITURES
OF FEDERAL AWARDS**

CITY OF DUBUQUE, IOWA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

NOTE 1. BASIS OF PRESENTATION

The Schedule of Expenditures of Federal Awards includes the federal grant activity of City of Dubuque, Iowa (the "City") and is presented on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

NOTE 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City's summary of significant accounting policies is presented in note 1 to the City's basic financial statements for the year ended June 30, 2023. Governmental and proprietary funds account for the City's federal grant activity. Expenditures reported on the Schedule are reported on either the modified accrual basis of accounting or accrual basis of accounting, depending on the basis of accounting used by the respective fund for which the activity is reported. Such expenditures are recognized following, as applicable, the cost principles in OMB-87, *Cost Principles for State, Local and Indian Tribal Governments*, the cost principles contained in the Uniform Guidance, or other applicable regulatory guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements or report to federal agencies. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior periods. Federal financial assistance provided to a subrecipient is treated as an expenditure when it is paid to the subrecipient.

NOTE 3. DE MINIMIS COST RATE

The City elected not to use the 10% de minimis cost rate for the year ended June 30, 2024.

NOTE 4. NON-CASH AWARDS

There were no federal awards expended in the form of noncash assistance during the fiscal year. There were also no loans or loan guarantees outstanding at year-end.

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP.

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

___ Yes ___ X No

Significant deficiencies identified not considered to be material weaknesses?

___ Yes ___ X None Reported

Noncompliance material to financial statements noted?

___ Yes ___ X No

Federal Awards

Internal Control over major programs:
Material weaknesses identified?

___ Yes ___ X No

Significant deficiencies identified not considered to be material weaknesses?

___ Yes ___ X None Reported

Type of auditor's report issued on compliance for major programs.

Unmodified

Any audit findings disclosed that are required to be reported in accordance with the 2 CFR 200.516(a)?

___ Yes ___ X No

Identification of major programs:

AL Number

Name of Federal Program or Cluster

21.027

U.S. Department of Treasury:
COVID-19 – Coronavirus State and Local Fiscal Recovery Funds

20.106

U.S. Department of Transportation:
Airport Improvement Program

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION I SUMMARY OF AUDIT RESULTS (CONTINUED)

Dollar threshold used to distinguish between
Type A and Type B programs:

\$766,885

Auditee qualified as low-risk auditee?

☐ Yes ☒ No

CITY OF DUBUQUE, IOWA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

SECTION III FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported.

CITY OF DUBUQUE, IOWA

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

STATUS OF PRIOR YEAR AUDIT FINDINGS

2023-001 – Calculation Error in Subscription Based Information Technology Asset and Liability

Criteria: Management is responsible for establishing effective internal control over financial reporting.

Condition: The incorrect contract terms for a subscription-based information technology agreement were used, resulting in an error in the calculation of the related asset and liability of approximately \$9.7 million. An audit adjustment was proposed and the City recorded.

Auditee Response/Status: Resolved.

CITY OF DUBUQUE, IOWA

OTHER FINDINGS RELATED TO REQUIRED STATUTORY REPORTING FOR THE FISCAL YEAR ENDED JUNE 30, 2024

Reference Number	Finding
2024-IV-A	Certified Budget - Disbursements during the year ended June 30, 2024 exceeded the amount budgeted in the health and social services function. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation." Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget. Response – Due to additional unbudgeted grant expenditures, the City exceeded budget in health and social services. The budget will be amended in the future, if applicable. Conclusion – Response accepted.
2024-IV-B	Questionable Expenditures - We noted no expenditures that we believe may fail to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.
2024-IV-C	Travel Expenses - No expenditures of City money for travel expenses of spouses of City officials or employees were noted.
2024-IV-D	Business Transactions - No business transactions between the City and City Officials or employees were noted.
2024-IV-E	Restricted Donor Activity - No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
2024-IV-F	Bond Coverage - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

CITY OF DUBUQUE, IOWA

OTHER FINDINGS RELATED TO REQUIRED STATUTORY REPORTING FOR THE FISCAL YEAR ENDED JUNE 30, 2024

Reference Number	Finding										
2024-IV-G	City Council Minutes - No transactions were found that we believe should have been approved in the City Council minutes but were not.										
2024-IV-H	Deposits and Investments - No instances of non-compliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.										
2024-IV-I	Revenue Notes - No instances of non-compliance with revenue note provisions were noted.										
2024-IV-J	Annual Urban Renewal Report - The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1.										
2024-IV-K	Separately Maintained Records - Chapter 384.20 of the Code of Iowa states, in part, "A city shall keep accounts which show an accurate and detailed statement of all public funds collected, received, or expended for any city purpose, by any city officer,										
2024-IV-L	Financial Condition - At June 30, 2024, the City had the following funds with deficit fund balances: <table><tr><td>Airport Construction Fund</td><td>\$ (2,650,303)</td></tr><tr><td>Debt Service Fund</td><td>(154,527)</td></tr><tr><td>General Service Fund</td><td>(207,309)</td></tr><tr><td>Garage Service Fund</td><td>(538,655)</td></tr><tr><td>Stores/Printing Fund</td><td>(573)</td></tr></table>	Airport Construction Fund	\$ (2,650,303)	Debt Service Fund	(154,527)	General Service Fund	(207,309)	Garage Service Fund	(538,655)	Stores/Printing Fund	(573)
Airport Construction Fund	\$ (2,650,303)										
Debt Service Fund	(154,527)										
General Service Fund	(207,309)										
Garage Service Fund	(538,655)										
Stores/Printing Fund	(573)										
2024-IV-M	Solid Water Tonnage Fees Retained - No instances of non-compliance with the solid waste fees used or retained in accordance with provisions of Chapter 455B.310 of the Code of Iowa by the Dubuque Metropolitan Area Solid Waste Agency, a component of the City, were noted.										
2024-IV-N	Financial Assurance - The Dubuque Metropolitan Area Solid Waste Agency, a component unit of the City, has demonstrated financial assurance for closure and postclosure care costs by establishing a local government dedicated fund as provided in 567-113.14(6) of the Iowa Administrative Code.										

CITY OF DUBUQUE



**AUDIT PRESENTATION TO THE CITY
COUNCIL
FOR YEAR ENDED JUNE 30, 2024**



FISCAL YEAR 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT



Financial audit performed annually



Required by the Municipal Oversight Law and governmental auditing standards



Examination of City's financial records



Conducted in accordance with generally accepted auditing standards



Report rendered by an independent auditor of how appropriate financial statements depict its financial condition and results of its operations



Performed by persons not in any way affiliated with the City in order to ensure complete objectivity and professionalism

BENEFITS OF A FINANCIAL AUDIT

The audit provides a professional opinion of the financial condition of the government unit.

Audited financial statements provide reliable financial information to evaluate the financial health and stability of the governmental unit.

Recommendations to strengthen and improve the management and efficiency of the governmental unit.

Ensure that the local government is in compliance with all applicable legal provisions.

COMPLIANCE AUDIT

Auditors perform compliance audits in which the auditor reviews operations in terms of compliance with various laws and regulations regarding grants and financial operations.

Compliance audits have always been a vital part of governmental audits.

2024 AUDITOR

- City requested Proposals for Audit Services in September 2024
- Selected Mauldin & Jenkins in October 2024
- Signed Engagement Letter on November 20, 2024
- Report Issued April 4, 2025



ANNUAL COMPREHENSIVE FINANCIAL REPORT

KEY AREAS

INTRODUCTION

- Transmittal
- Org Chart/City Officials
- GFOA Award

FINANCIAL SECTION

- Auditors Report
- Management Discussion & Analysis

- Government Wide FS Fund Financial Stmts
- Notes
- Required Supp Info
- Combining Fund Statements

COMPLIANCE SECTION

- Internal/Compliance Opinion
- Schedule of Fed Awards
- Statutory Report

AUDIT RESULTS

- **Auditors' Opinion on Financial Statements – Unmodified**
 - Sometimes referred to as a “clean” audit. This is the highest level of assurance auditors can provide over financial statements.
- Financial Statements are materially accurate
- No disagreements with auditors



GOVERNMENT- WIDE SUMMARY

- Governmental activities increased the City's net position by \$1.5 Million in 2024.
 - Charges for services decreased by \$.6M and gaming decreased by \$1.1M
 - Overall expenditures increased by \$19.2 (excluding transfers out to business type activities)

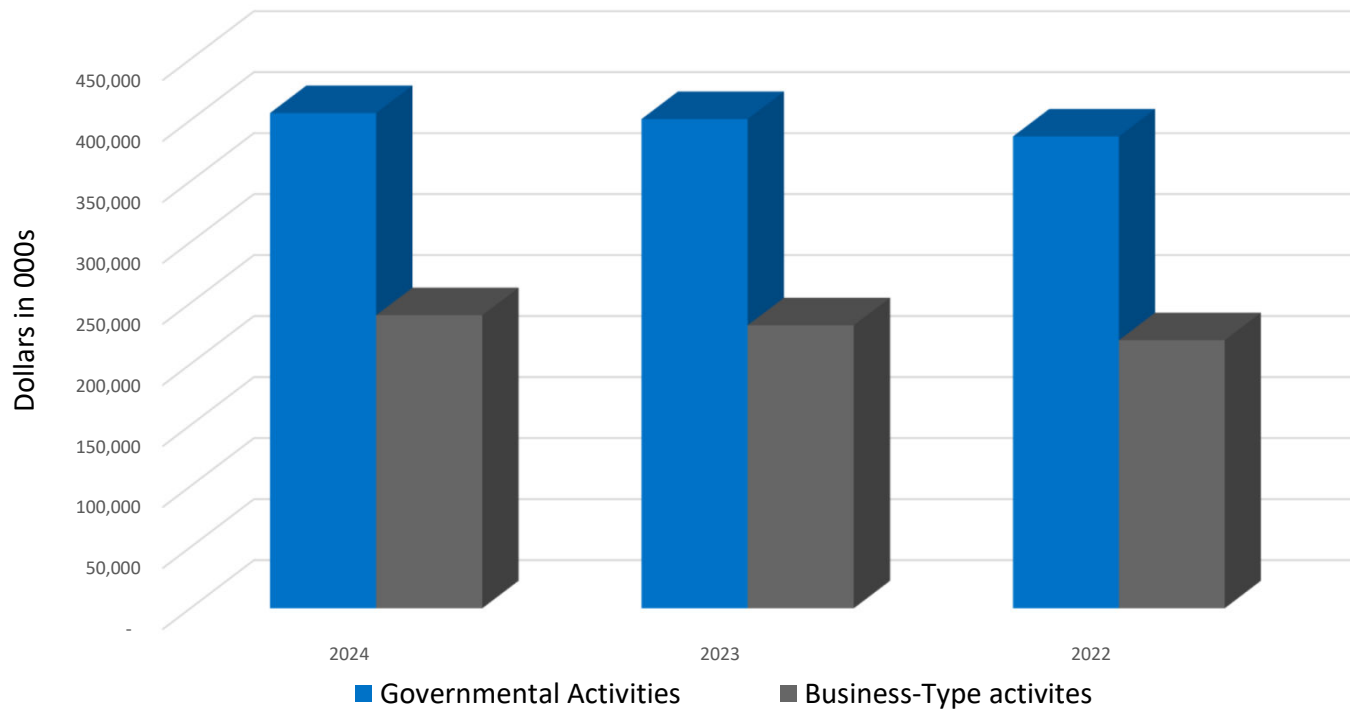


GOVERNMENT- WIDE SUMMARY

- Business-type activities increased the City's net position by \$13.8M
 - Total expenses increased by \$7.2
 - Charges for services increased by \$2.4

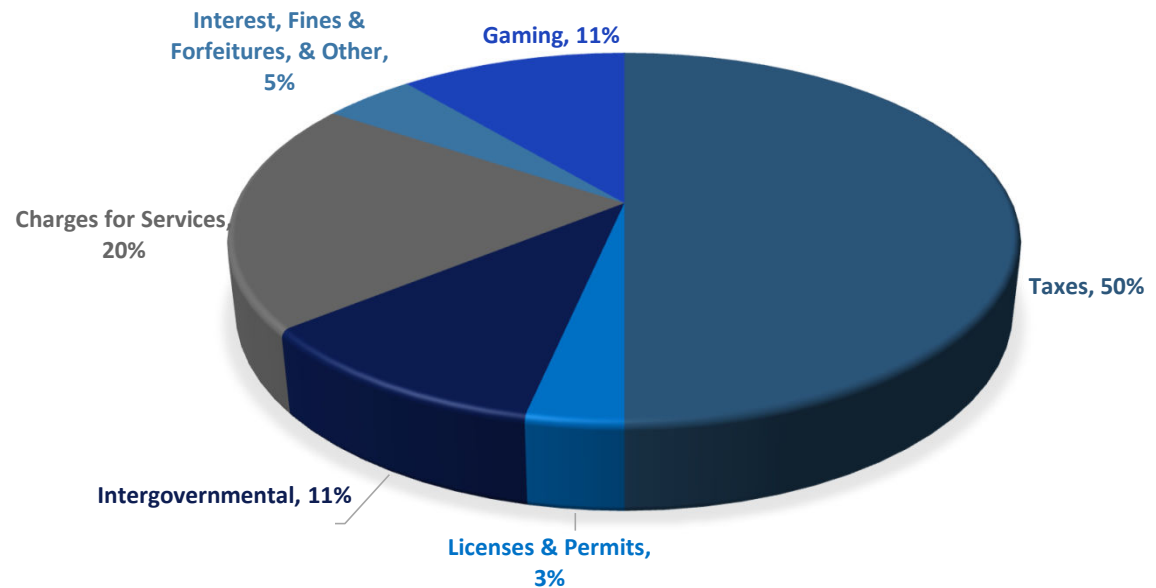


NET INVESTMENT IN CAPITAL ASSETS



GENERAL FUND REVENUE

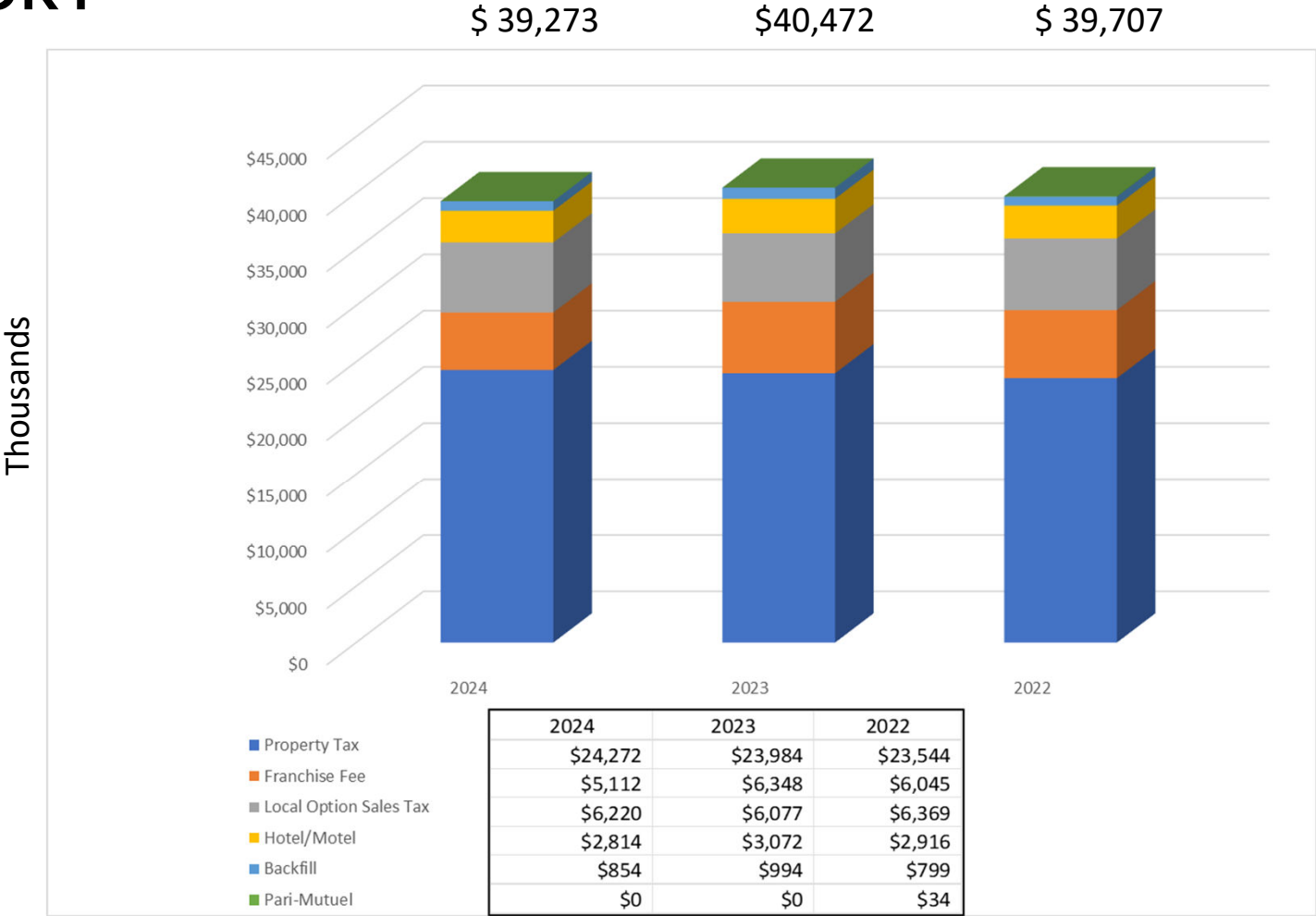
The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.





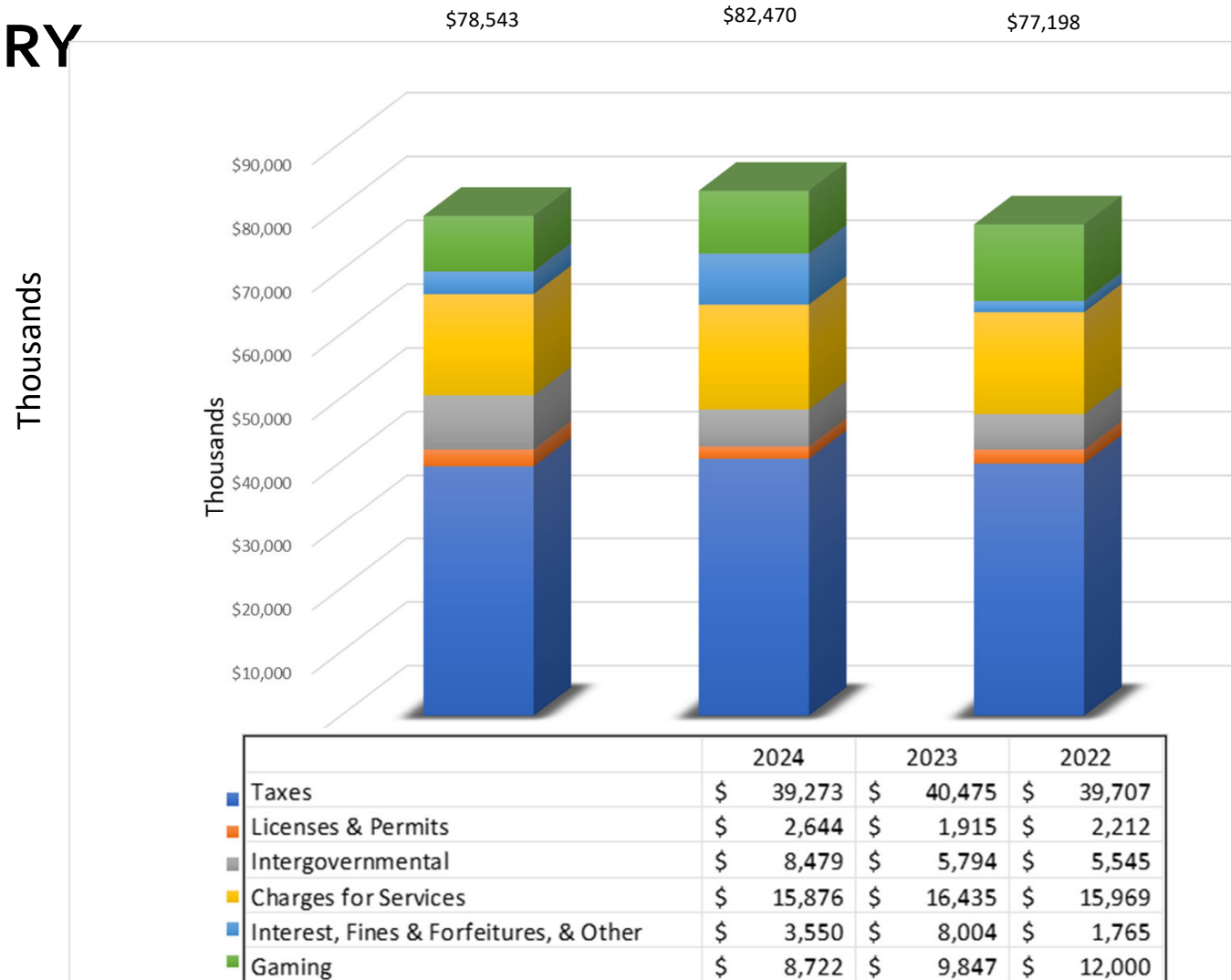
TAX REVENUE

3 YEAR HISTORY

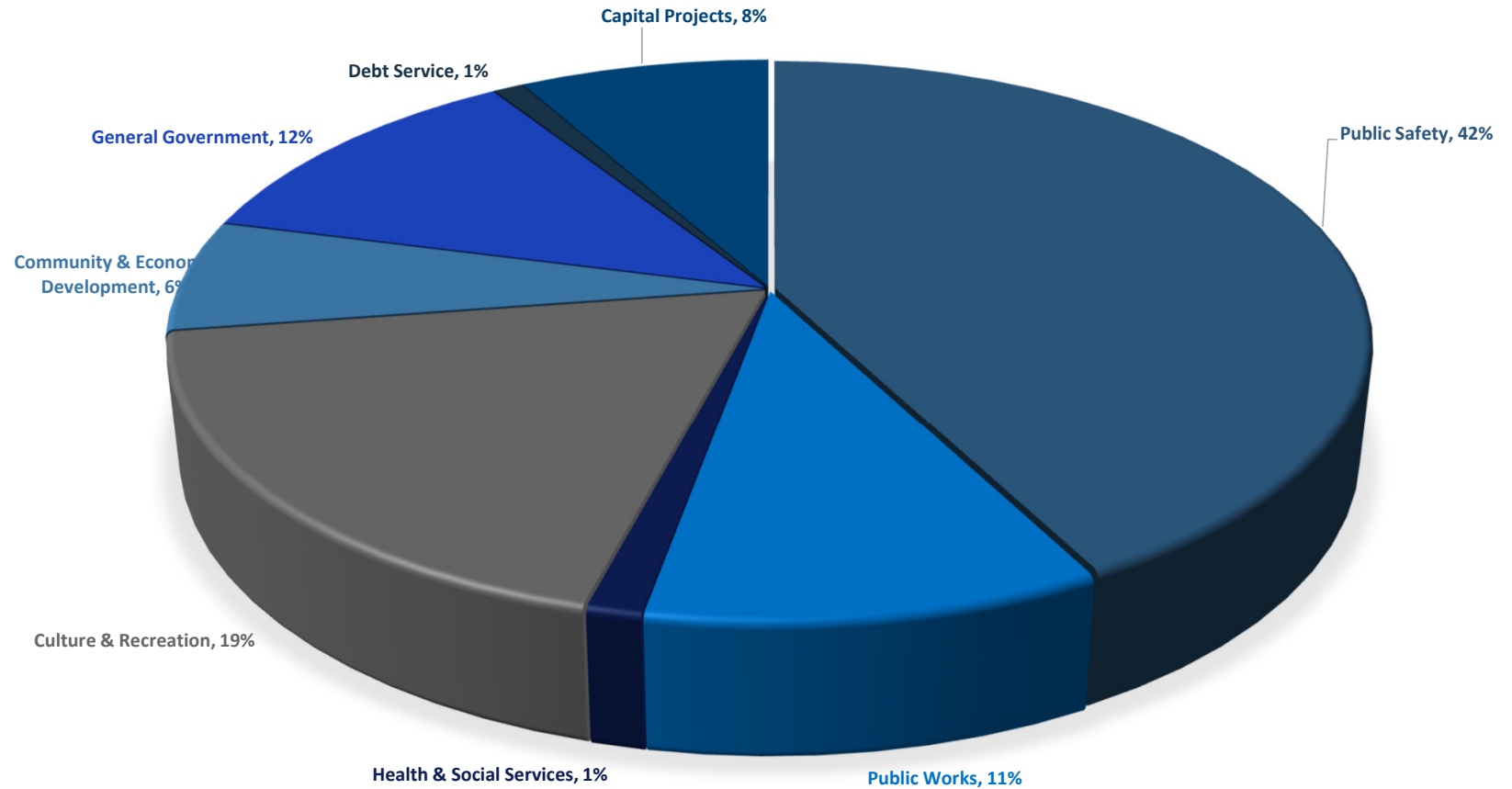


GENERAL FUND REVENUE

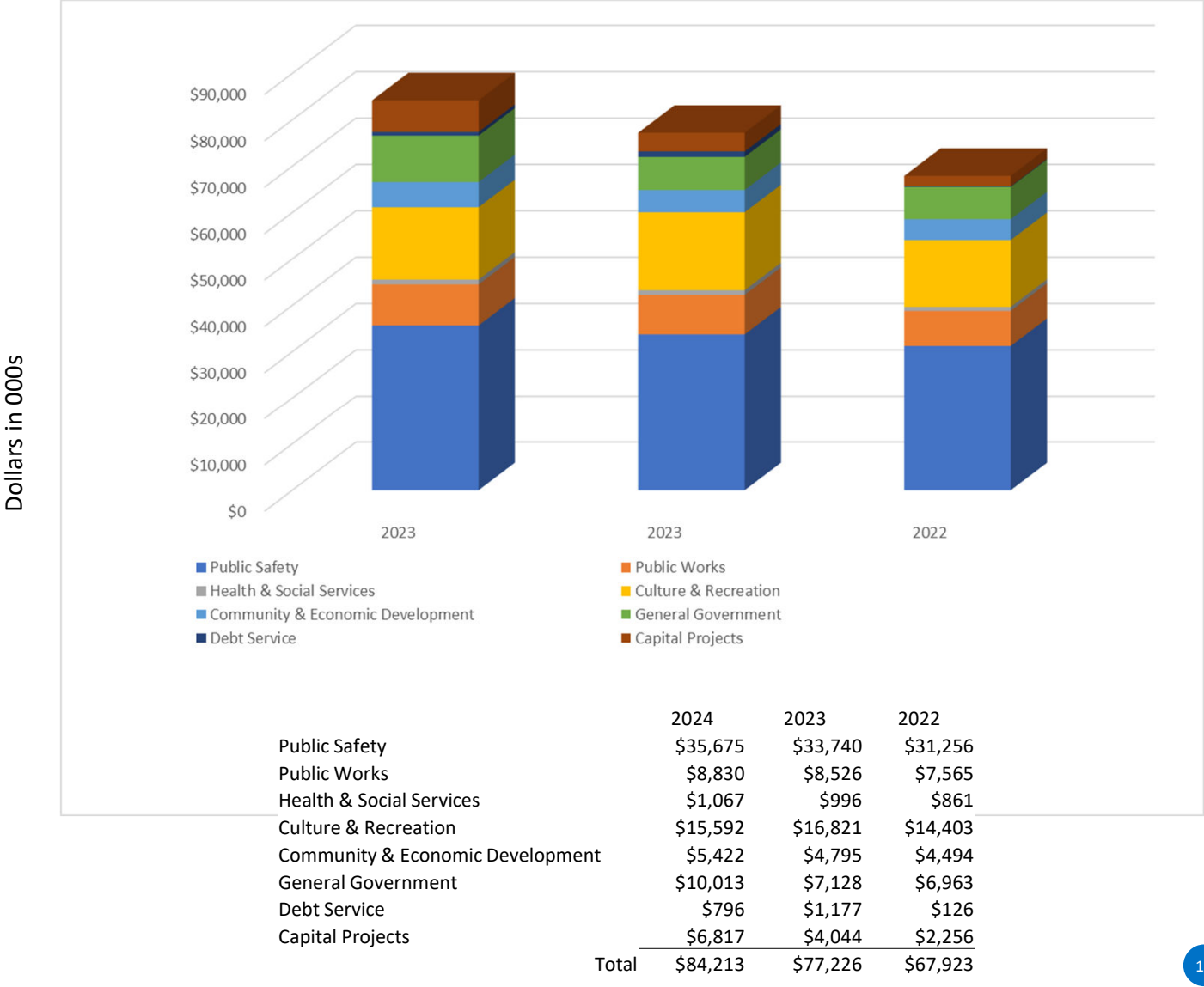
3 YEAR HISTORY



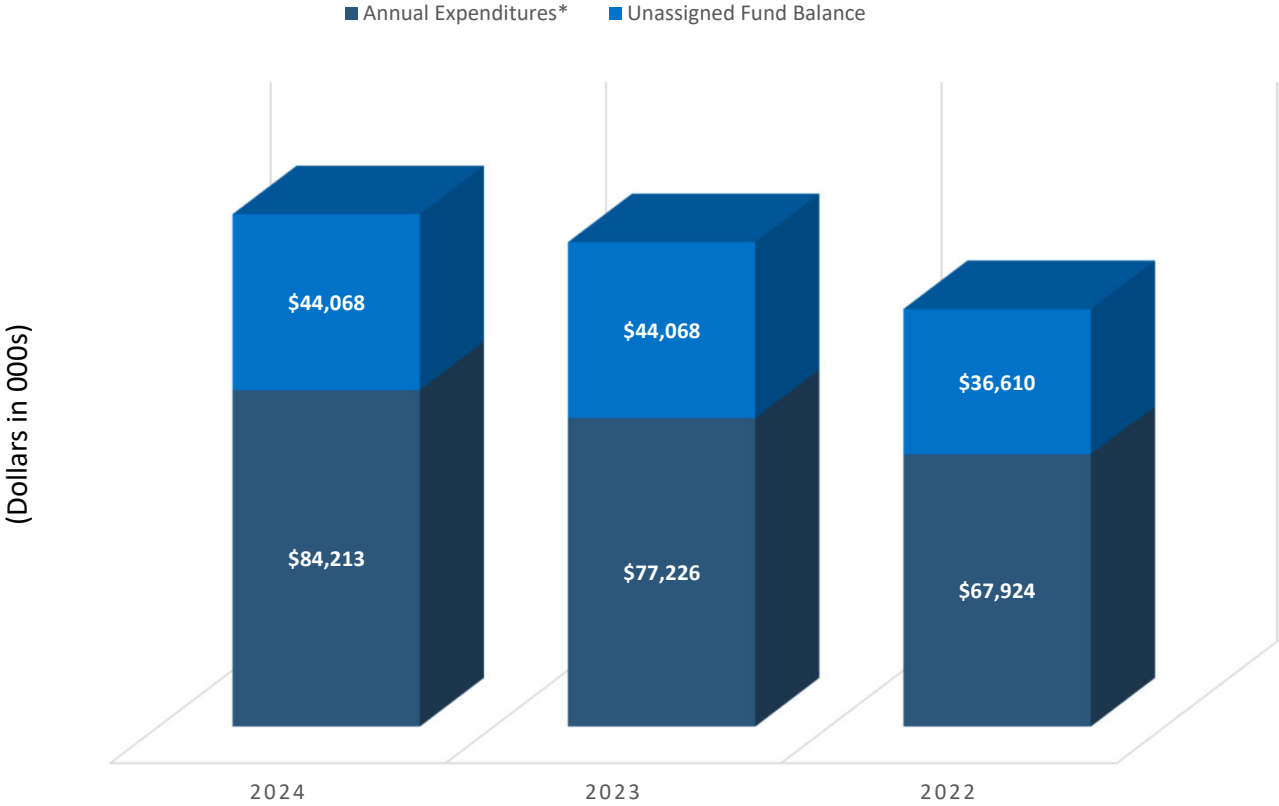
GENERAL FUND EXPENDITURES



GENERAL FUND EXPENDITURES THREE YEAR HISTORY



COMPARISON OF GENERAL FUND BALANCES



2024 % = 52.33

*Annual expenditure figure exclude transfers to other funds

COMPLIANCE AUDIT RESULTS

3 level of audit deficiencies

- Material weakness – highest level, material adjustments identified
- Significant deficiency – does not rise to material level but still something those charged with governance should be aware of
- Control deficiency – lowest level, compensating controls in place to mitigate likelihood of a material misstatement

Previous audit results

- 2023 – unmodified
 - Material weakness over financial report
- 2022 – unmodified
 - Material weakness over financial reporting
- 2021 – unmodified
 - 1 significant deficiency over financial reporting



COMPLIANCE AUDIT RESULTS

- **Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**
 - No Findings Related to Financial Reporting
- **Other Findings Related to Required Statutory Reporting**
 - One Finding of Note: Disbursements during the year ended June 30,2024 exceeded the amount budgeted in the health and social services function. This was due to additional grant expenditures.

COMPLIANCE AUDIT RESULTS



Auditors' Opinion on compliance for major programs

Unmodified for all major federal programs



Independent Auditors' Report on Compliance for Each Major Federal Program, Report on Internal Control, and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

No findings



Dubuque Arboretum

THANK YOU



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City of Dubuque, Iowa

Auditor's Discussion & Analysis

Financial & Compliance Audit Summary

June 30, 2024

Presented by:
David Irwin, CPA
(800) 277-0050

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION & ANALYSIS

- ◆ Engagement Team and Firm Information:
 - The Governmental Practice
 - Additional Information Regarding Other Industries & Services

- ◆ Overview of:
 - Independent Auditor's Report
 - Overview of the Financial Statements
 - Compliance Reports (Internal Controls and Laws & Regulations)

- ◆ Required Communications under Government Auditing Standards

- ◆ Free Continuing Education and Newsletters

- ◆ Closing Thoughts

- ◆ Answering Your Questions.

City of Dubuque, Iowa

Auditor's Discussion & Analysis (AD&A)

June 30, 2024

MAULDIN & JENKINS BY THE NUMBERS



CONSISTENTLY RANKED AS A TOP
ACCOUNTING FIRM IN THE U.S.

100+ year

HISTORY
OF QUALITY SERVICE

Serve 725+
GOVERNMENT CLIENTS

**GOVERNMENTAL
PARTNERS &
DIRECTORS**

25



150+
TEAM MEMBERS DEDICATED
TO SERVING THE
GOVERNMENTAL INDUSTRY



VISION
*To be a trusted advisor, earning trust and building respect through our
consistent commitment to sustainable excellence, leadership, and integrity.*



220+
SINGLE AUDITS PERFORMED LAST
YEAR COVERING OVER \$6 BILLION
OF FEDERAL GRANTS



156,000+

HOURS ANNUALLY
PROVIDED TO
GOVERNMENTAL CLIENTS

175+

CURRENT CLIENTS AWARDED
THE GFOA CERTIFICATE OF
EXCELLENCE

6

STATES

14

OFFICES



Engagement Team Leaders Include:

- David Irwin – Engagement Partner – 21 years' experience
- Trey Scott – Quality Control Partner – 15 years' experience
- Adam Fraley – Technical Resource & Support Partner – 27 years' experience
- Kirk Arich – Engagement Director – 13 years' experience
- Lucas Hand – Engagement Manager – 6 years' experience

City of Dubuque, Iowa
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MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries & Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years, our partners have developed expertise in certain industries representative of a cross section of the economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings and loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits and Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business and Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements and Business Valuation Issues
- Income Tax Planning and Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession and Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition and Expansion Financing

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinion

We have issued an unmodified audit report (i.e., "clean opinion"). The respective financial statements are considered to present fairly the financial position and results of operations as of and for the year ended June 30, 2024.

Other Matters

Certain required supplementary information and other information is included in the financial report and, as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

COMPLIANCE REPORTS

The financial report package contains two (2) compliance reports.

Yellow Book Report: This compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.

Single Audit Report: The second compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. relative to certain Federal grant programs and the respective expenditures. Our tests were performed on the City's major programs (as defined by the relevant Federal guidelines), and were not applied to each and every Federal grant expended by the Government. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the City's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.

REQUIRED COMMUNICATIONS

**The Auditor's Responsibility Under *Government Auditing Standards*
and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of the City of Dubuque (the "City") for the year ended June 30, 2024, was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

Accounting Policies

Management has the ultimate responsibility for the selection and use of appropriate accounting policies used by the City. In addition, there are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon Management's current judgment. The process used by Management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of Management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial and non-financial instruments; the estimated incurred-but-not-reported liabilities; conservation commitments; extraordinary items; and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by Management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit and in forming our opinion on the financial statements.

No Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

No Disagreements with Management

We encountered no disagreements with Management over the application of significant accounting principles, the basis for Management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from Management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

Other than the preparation of the City's Annual Comprehensive Financial Report, we are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with Management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations Management had with us or other accountants about accounting or auditing matters. No major issues were discussed with Management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended June 30, 2024, there were several adjustments, all of which were provided by management.

Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

ACCOUNTING RELATED MATTERS

Other Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended June 30, 2024, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods.

1) New Governmental Accounting Standards Board ("GASB") Standards



As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) *Statement No. 100, Accounting Changes and Error Corrections*** was issued in June 2022 and is effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

The primary objective of this statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

This statement defines *accounting changes* as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. As part of those descriptions, for: 1) certain changes in accounting principles, and 2) certain changes in accounting estimates that result from a change in measurement methodology, a new principle or methodology should be justified on the basis that it is preferable to the principle or methodology used before the change. That preferability should be based on the qualitative characteristics of financial reporting—understandability, reliability, relevance, timeliness, consistency, and comparability. This statement also addresses corrections of errors in previously issued financial statements.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
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This statement prescribes the accounting and financial reporting for: 1) each type of accounting change, and 2) error corrections. This statement requires that: (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. The requirements of this statement for changes in accounting principles apply to the implementation of a new pronouncement in the absence of specific transition provisions in the new pronouncement. This statement also requires that the aggregate amount of adjustments to and restatements of beginning net position, fund balance, or fund net position, as applicable, be displayed by reporting unit in the financial statements.

This statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated.

Furthermore, this statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information ("RSI") and supplementary information ("SI"). For periods that are earlier than those included in the basic financial statements, information presented in RSI or SI should be restated for error corrections, if practicable, but not for changes in accounting principles.

- b) Statement No. 101, *Compensated Absences*** was issued in June 2022 and is effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

This statement requires that liabilities for compensated absences be recognized for: 1) leave that has not been used, and 2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if: (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

benefit post-employment benefits should not be included in a liability for compensated absences.

This statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used.

This statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

- c) **Statement No. 102, *Certain Risk Disclosures*** was issued in December 2023 and is effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter.

This statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

This statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosure should include descriptions of the following:

- The concentration or constraint.
- Each event associated with the concentration or constraint that could cause a substantial impact if the event had occurred or had begun to occur prior to the issuance of the financial statements.

City of Dubuque, Iowa
Auditor's Discussion & Analysis (AD&A)
June 30, 2024

- Actions taken by the government prior to the issuance of the financial statements to mitigate the risk.

d) Statement No. 103, *Financial Reporting Model Improvements* was issued in April 2024 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

Management's Discussion and Analysis

This statement continues the requirement that the basic financial statements be preceded by the Management's Discussion and Analysis ("MD&A"), which is presented as required supplementary information ("RSI"). The MD&A provides an objective and easily readable analysis of the government's financial activities based on currently known facts, decisions, or conditions and presents comparisons between the current year and the prior year. This statement requires that the information presented in the MD&A be limited to the related topics discussed in five sections: 1) Overview of the Financial Statements, 2) Financial Summary, 3) Detailed Analyses, 4) Significant Capital Asset and Long-Term Financing Activity, and 5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. This statement emphasizes that the analysis provided in the MD&A should avoid unnecessary duplication by not repeating explanations that may be relevant to multiple sections and that "boilerplate" discussions should be avoided by presenting only the most relevant information, focused on the primary government. In addition, this statement continues the requirement that information included in the MD&A distinguish between that of the primary government and its discretely presented component units.

Unusual or Infrequent Items

This statement describes unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each unusual or infrequent item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements of resource flows.

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Presentation of the Proprietary Fund Statement of Revenues, Expenses and Changes in Fund Net Position

This statement requires that the proprietary fund statement of revenues, expenses and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. Operating revenues and expenses are defined as revenues and expenses other than nonoperating revenues and expenses. Nonoperating revenues and expenses are defined as: 1) subsidies received and provided, 2) contributions to permanent and term endowments, 3) revenues and expenses related to financing, 4) resources from the disposal of capital assets and inventory, and 5) investment income and expenses.

In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses and changes in fund net position, this statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as: 1) resources received from another party or fund, (a) for which the proprietary fund does not provide goods and services to the other party or fund, and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise; 2) resources provided to another party or fund, (a) for which the other party or fund does not provide goods and services to the proprietary fund, and (b) that are recoverable through the proprietary fund's current or future pricing policies; and 3) all other transfers.

Major Component Unit Information

This statement requires governments to present each major component unit separately in the reporting entity's Statement of Net Position and Statement of Activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

Budgetary Comparison Information

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present: 1) variances between original and final budget amounts, and 2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in notes to RSI.

- e) **Statement No. 104, Disclosure of Certain Capital Assets**, was issued in September 2024 and is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. The objective of this Statement is to clarify which types of capital assets must be disclosed separately in the notes to the financial statements as well as to establish disclosure requirements for capital assets that are held for sale.

The following types of capital assets should be disclosed separately in the capital asset rollforward in the notes to the financial statements:

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- Lease assets reported in accordance with Statement 87 by major class of underlying asset
- Intangible right-to-use assets recognized by an operator in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, by major class of underlying public-public partnership asset
- Subscription assets reported in accordance with Statement 96
- Intangible assets other than those three (3) items noted above; specifically, intangible assets that represent the right to use a type of underlying asset should not be disclosed in the same major class as any owned assets of that type.

In addition, the Statement requires that a capital asset held for sale should continue to be reported in the capital asset rollforward within the appropriate major class of asset. However, a government should disclose the historical cost and accumulated depreciation, as of the financial statement date, of capital assets held for sale, by major class of asset. In order to be considered held for sale, the Statement specifies that:

- A government has decided to pursue the sale of the asset; and
- It is probable (likely to occur) that the sale will be finalized within one year of the financial statement date.

f) Other Pending or Current GASB Projects. As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Going Concern Uncertainties and Severe Financial Stress** is a major project where the goal is to address issues related to disclosures regarding going concern uncertainties and severe financial stress. The project will consider (1) improvements to existing guidance for going concern considerations to address diversity in practice and clarify the circumstances under which disclosure is appropriate, (2) developing a definition of severe financial stress and criteria for identifying when governments should disclose their exposure to severe financial stress, and (3) what information about a government's exposure to severe financial stress is necessary to disclose. This technical topic is being examined by the GASB due to a wide diversity in practice regarding required presentation on the face of the financial statements, disclosures, etc. A preliminary views document on this topic is expected by late 2024 with an exposure draft to follow in 2025.

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- **Infrastructure Assets** is a project that will address issues related to accounting and financial reporting for infrastructure assets. The project will evaluate standard-setting options related to reporting infrastructure assets to make information (1) more comparable across governments and more consistent over time, (2) more useful for making decisions and assessing government accountability, (3) more relevant to assessments of a government's economic condition, and (4) better reflect the capacity of those assets to provide service and how that capacity may change over time. Preliminary views document has been issued with comments due back to GASB by the end of January 2025.
- **Subsequent Events—Reexamination of Statement 56** is a project that will improve the accounting and financial reporting for subsequent events. The project will reexamine existing requirements related to subsequent events in Statement No. 56, Codification of Accounting and Financial Reporting Guidance Contained in the AICPA Statements on Auditing Standards, to address issues related to (1) confusion about and challenges associated with applying the existing standards, (2) inconsistency in practice in the information provided about subsequent events, and (3) the usefulness of the information provided about subsequent events. Exposure draft on this topic is expected in early 2025.
- **Revenue and Expense Recognition** is a major project where the overall objective is to develop a comprehensive, principles-based model that would establish categorization, recognition, and measurement guidance applicable to a wide range of revenue and expense transactions. Achieving that objective will include: (1) development of guidance applicable to topics for which existing guidance is limited, (2) improvement of existing guidance that has been identified as challenging to apply, (3) consideration of a performance obligation approach to the GASB's authoritative literature, and (4) assessment of existing and proposed guidance based on the conceptual framework. The expected outcome of the project is enhanced quality of information that users rely upon in making decisions and assessing accountability. The GASB is currently reviewing comments and other input received from the stakeholder community during the preliminary views stage that was completed in 2021. An exposure draft is expected in early 2025.

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FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free quarterly continuing education for all of our governmental clients. Each quarter, we pick a couple of significant topics tailored to be of interest to governmental entities, and offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with our in-house professionals.

"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career". Terry Nall, CPA, City of Dunwoody (GA) Council Member

"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization". Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director



Examples of subjects addressed in past quarters include:

- Accounting for Debt Issuances
- Achieving Excellence in Financial Reporting
- Best Budgeting Practices, Policies and Processes
- Best Practices in Banking
- Budget Preparation
- ACFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Component Units
- Cybersecurity Risk Management
- Evaluating Financial and Non-Financial Health of a Local Government
- Financial Report Card – Where Does Your Government Stand?
- Financial Reporting Model Improvements
- GASB No. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 84, Fiduciary Activities
- GASB No. 87, Leases
- GASB Projects & Updates (ongoing and several sessions)
- Grants (Accounting and Auditing)
- Human Capital Management



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- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Procurement Card Red Flags
- Risk, Efficiency, & Effectiveness in Governments
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Guidance



Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

In the past several years, the following topics have been addressed in our monthly newsletters:

- Are Your Government's Funds Secure?
- COVID-19 Updates (several)
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440
- GASB Invitation to Comment – the New Financial Reporting Model
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB No.'s 74 & 75, Other Post-Employment Benefits (OPEB)
- GASB No. 77, Abatements – Go Viral with GASB 77
- GASB No. 84 Fiduciary Activities (Series)
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction
- GASB No. 91, Conduit Debt Obligations
- GASB No. 93, Replacement of Interbank Offered Rates
- General Data Protection Regulation (GDPR)

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- Grants Management
- OMB Compliance Supplements
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Remote Auditing Best Practices
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Subrecipient Risk Assessment Tool
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments



You are the best auditors I have ever worked with over my career. It is a big difference having a group that is dedicated to governmental accounting.

***Wesley Ropp,
Charleston Water System,
Chief Financial Officer***

Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at pvercoe@micpa.com (send corresponding copy to dirwin@micpa.com), and provide individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

CLOSING

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the City of Dubuque and look forward to serving the City in the future. Thank you.

**City of Dubuque
City Council**

ACTION ITEMS # 6.

ITEM TITLE:	Delivering Dubuque Video: Parks & Recreation
SUMMARY:	City Communications Office staff will show the "Delivering Dubuque" episode on the Parks and Recreation Department. The video can be viewed on the City of Dubuque YouTube channel at https://youtu.be/Kxb1lvV38W4?si=KO5N9KAzt0JCcoEW
SUGGESTED DISPOSITION:	Receive and File; Video
ATTACHMENTS:	None

**City of Dubuque
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CLOSED SESSION #

ITEM TITLE: Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa

SUMMARY:

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None